

**HAMPSHIRE COUNTY COUNCIL
Decision Report**

Decision Maker:	Regulatory Committee
Date:	16 September 2020
Title:	<p>1) Application for permission for an extension of mineral working at Hamer Warren Quarry, to extract some 600,000 tonnes of sand and gravel from Bleak Hill III, including works to create an extended haul road and back filling with inert material and progressive restoration to agriculture with increased nature conservation and biodiversity enhancements until 31 December 2025 at Bleak Hill III (No. 19/11326)</p> <p>2) Variation of Condition 1 of Planning Permission 19/10014 to allow an extension of time for the working of minerals and the tipping of materials at Bleak Hill I and II until 31 December 2025 (19/11325)</p> <p>3) Variation of Condition 1 of Planning Permission 19/10015 to allow an extension of time for an aggregate recycling plant and operations at Bleak Hill I until 31 December 2025 (19/11324)</p> <p>At Hamer Warren Quarry, Harbridge Drove, Nr Ringwood BH24 3PX (Site Ref: NF091)</p>
Report From:	Head of Strategic Planning

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Recommendations

1. It is recommended that planning permission be granted for planning application 19/11326 subject to a new Section 106 legal obligation agreement and the conditions listed in Appendix A.
2. It is recommended that planning permission be granted for planning application 19/11325 subject to a deed of variation to transfer the Section 106 legal obligations to 19/11325 from planning permission 19/10014, and the conditions listed in Appendix B.
3. It is recommended that planning permission be granted for planning application 19/11324, subject to the conditions listed in Appendix C.

Executive Summary

4. Planning application 19/11326 seeks to extend the Hamer Warren Quarry, Harbridge Drove, near Ringwood, known as the Bleak Hill III site, with phased extraction of 600,000 tonnes of sand and gravel and restoration to agriculture by 31 December 2025. Throughout this report the sites will be referred to as Bleak Hill I, II and III. The site was allocated through Policy 20 (Local land-won aggregate) of the Hampshire Minerals and Waste Plan (2013) (HMWP) as an extension site.
5. The applicant also submitted two further planning applications, 19/11324 and 19/11325. These seek to alter the existing permissions for the existing Bleak Hill I and II sites and the ancillary aggregate recycling plant on the Hamer Warren Quarry Site, including extending their temporary lifespan, in order to accommodate the proposed Bleak Hill III extension. As the determination of all three of these applications are dependent on each other, then all three have been simultaneously brought to the Regulatory Committee for determination. Therefore, this Committee Report considers all three applications listed below:
 - **19/11326 – Bleak Hill III extension:** Application for permission for an extension of mineral working at Hamer Warren Quarry, to extract some 600,000 tonnes of sand and gravel from Bleak Hill III, including works to create an extended haul road and back filling with inert material and phased restoration to agriculture with increased nature conservation and biodiversity enhancements by 31 December 2025 at Bleak Hill III;
 - **19/11325 – Time extension and alterations to Bleak Hill I and II:** Variation of Conditions 1 (Time limit) of Planning Permission 19/10014 to allow an extension of time for the extraction, working and processing of sand and gravel and revision of the phasing and restoration and aftercare of the site by 31 December 2025; and
 - **19/11324 – Time extension to the ancillary aggregate recycling plant:** Variation of Condition 1 of Planning Permission 19/10015 to allow an extension of time for the storage and recycling of inert waste construction materials for recycled aggregates and soils at Bleak Hill I until 31 December 2025.
6. Therefore, the combined objective of the planning applications is to seek planning permission for the allocated extension to the Bleak Hill Quarry with completion of extraction and restoration of the entire site by 31 December 2025. This would provide the extraction of an additional 600,000 tonnes of sand and gravel from Bleak Hill III whilst extending the existing haul road to access the extended site and a revised, quarry wide, phased extraction and restoration scheme.

7. This application is being considered by the Regulatory Committee as it is an Environmental Impact Assessment [EIA] minerals application.
8. Key issues raised relate to impact to the highway and local amenity.
9. The proposed development is an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
10. It is considered that the proposal would be in accordance with the relevant policies of the adopted [Hampshire Minerals & Waste Plan \(2013\)](#).
11. That planning permission be granted subject to the conditions listed in Appendices A, B and C.

The Site

12. The existing quarry is 37 hectare (ha) in size. It comprises of two permitted sand and gravel extraction areas, known as Bleak Hill I and II and some areas are partly restored.
13. Bleak Hill III is a 10.7ha area greenfield site in the open countryside with agricultural use to the north of the existing site. Bleak Hill III is allocated in the Hampshire Minerals and Waste Plan (HMWP) (2013) for sand and gravel extraction as an extension to an existing quarry. The site is accessed via a haul road to the south that joins with Harbridge Drove approximately 300m south of the Bleak Hill I site.
14. The site is located 5.5 kilometres (km) to the south of Ringwood and 900 metres to the north of Alderholt. The closest properties Braemoor and Lindens abut the eastern boundary of the site. Hillcrest House is located 20m south-east, Primrose Cottage is 35m to the east and Christmas Rose Cottage and others are 100m east.
15. The Hampshire-Dorset boundary lies 50m to the north-west of the site.
16. Grade II listed buildings are located 35m to the east (Primrose Cottage) and 470m east (Fernhill Cottage) of the site. The Harbridge Conservation Area is located 1.2km south-east.
17. Public Rights of Way ((PROWs)) 23 bisects the sites of Bleak Hill I and II, east-west. PROW 25 runs east-west along the southern boundary of Bleak Hill I and PROW 43 runs north-south along the western boundary of Bleak Hill II.
18. Ringwood Forest & Home Wood Site of Interest to Nature Conservation (SINC)) abuts the western boundary and is 100m to the south-east. Lower Meadow SINC is 75m to the east of the site. The Avon Valley Ramsar Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI) are

located 1.3km to the east of the site. The site lies within a Biodiversity Opportunity Area.

19. The New Forest National Park is 2.7km to the east of the site and the Cranborne Chase Area of Outstanding Natural Beauty (AONB) is 3.6km to the north-west.
20. Existing hedgerows run along the entire length of the boundary of the proposed site. The site is generally level with no distinct topography, which is reflected in the surrounding landscape.
21. The existing quarry contains plant, buildings, parking spaces and stockpiles that would continue to serve the proposed extended quarry.
22. The existing activities include the following conditions:
 - Cessation of operation by 31 December 2022, with restoration completed by 31 December 2023 including a system of suitable drainage and a ten-year aftercare scheme;
 - There is no restriction to HGV movements;
 - Maintenance for the crossing points of the PROWs;
 - A requirement for all Heavy Goods Vehicles (HGVs) entering and leaving the site to be sheeted and no mud or spoil to be deposited on the public highway;
 - Operating hours of 0700-1800 Monday to Friday and 0700-1300 on Saturdays with no operations on Sundays or recognised Public Holidays;
 - Noise, de-watering, environmental and dust management;
 - A site speed limit of 15mph; and
 - The requirement to submit a site lighting strategy by the 03 January 2020.

Planning History

23. Mineral extraction at Bleak Hill Quarry as well as its ancillary operations and restoration has been long established through the granting of several mineral-related planning permissions since the first at Hamer Warren in the mid-1960s.
24. The Bleak Hill I and II (Hamer Warren Quarry) sites are currently permitted by Planning Permission 19/10014, with ancillary permissions for an aggregate recycling plant (19/10015), for an office and messroom building (75645) and for the relocation of processing plant within Bleak Hill I (16/10796). The original planning permission for the site is the subject of a Review of Old Mineral Permission (ROMP) ((reference 78402).).
25. The planning history of the site is as follows:

Application no.	Proposal	Decision	Date issued
19/10015	Variation of Condition 1 of Planning Permission 11/96573 (to extend the time period of operation to 31 December 2022)	Granted	03.10.19
19/10014	Variation of condition 1 of planning permission 15/10539 to extend the lifetime of the permitted site in order to enable extraction to be completed by 31 December 2022 and restoration to be completed within a further period of 12 months at Bleak Hill I and II (Hamer Warren Quarry)	Granted	03.10.19
16/10796	Proposed Erection of a Processing Plant to facilitate improved mineral recovery within the existing processing plant arrangement	Granted	31.08.16
15/10539	Variation of conditions 1, 10, 12 & 19 of planning permission 14/10309 to revise the working and restoration schemes	Granted	07.12.15
14/10309	Variation of condition 4 (hours of working) of planning permission 09/94574 to allow for 24 hour operation of generator for de-watering pump	Granted	16.06.14
11/96573	Variation of condition 1 of Planning Permission 70318 (to extend the time period to 31 December 2018)	Granted	24.03.11
09/94574	Retention of the existing aggregate processing plant - condition 46 of planning permission 78402 and application to vary approved working scheme under condition 5 of planning permission 78402	Granted	23.08.10
78402	Environment Act 1995: Application for the determination of planning conditions	Granted	28.07.03
75645	Erection of office/messroom building, weighbridge, weighbridge office, toilet/washroom building and parking shed	Granted	19.09.02
70317	Continued extraction of sand and gravel from Bleak Hill I and II without complying with condition 38 of PP: 046239	Granted	06.02.04
70318	Use of land for relocation of facilities for the storage and recycling of inert waste construction materials to produce secondary aggregates and	Granted	04.02.04

	the screening of soil (Bleak Hill 1)		
046239	Extraction of minerals and backfilling with inert waste and restoration back to agriculture (Bleak Hill 2)	Granted	16.11.92
045919	Variation of condition 13 of planning permission 20687M, to allow an area of up to twelve hectares to remain open and unrestored	Granted	06.06.91

26. Planning Permissions 19/10014 and 19/10015 were both granted by the Minerals and Waste Planning Authority [MWPA] in October 2019. The objective of these Section 73 applications was to provide an extension to the lifespan of the minerals activities on the Bleak Hill I and II sites for a temporary period until 31 December 2022 with restoration being completed by 31 December 2023.

Legal agreements:

27. The existing development is subject to Section 106 agreements for the following:

- 31 December 2003 – For the routing of HGVs travelling to and from the site and a contribution of £1,000 per year for a total of £11,000 for the maintenance of Harbridge Drove;
- 27 May 2003 – traffic routing and ground water;
- 30 October 1992 - Bleak Hill II, for monitoring of ground water and remediation of adverse groundwater effects in the locality, routing of HGVs travelling to and from the site and a contribution of £1,000 per year for a total of £11,000 for the maintenance of Harbridge Drove;
- 03 December 2015 – deed of variation for the above legal agreements to existing permission 15/10539.

Hampshire Minerals and Waste Plan

28. The Bleak Hill I and II site is identified in the adopted Hampshire Minerals and Waste Plan (2013) as a safeguarded quarry for the extraction of sharp sand and gravel.

29. The Bleak Hill III extension area is allocated as an extension to the existing quarry in Policy 20 (Local land-won aggregates) of the HMWP (2013). Appendix A of the HMWP (2013) lists the following development considerations for the site:

- The impact on the offsite foraging or breeding areas of qualifying bird species of nearby Special Protection Area/Ramsar*;
- The impact on the adjacent Ringwood Forest and Home Wood Site of Importance for Nature Conservation;
- Conservation of the hedgerows on site;

- Protection of the amenity of nearby residential properties;
- Protection of water quality and recharge of the underlying aquifer, groundwater and surface water*; and
- Traffic issues, including cumulative impacts.

The Proposal

30. The aim of the applications is to allow for the extension of the existing quarry, both in area, to incorporate the Bleak Hill III site, and in time, seeking to complete extraction and restoration by 31 December 2025. This is being sought by three planning applications, that each look to achieve the following:

19/11326 – Bleak Hill III extension

31. Application for the site extension of Bleak Hill III. This is an EIA application and includes an Environmental Statement ((ES)) that considers the potential impacts of all three applications collectively. This extension proposes to use the existing plant and facilities located on the Bleak Hill I and II sites, as well as the existing haul road and highway access. It is also proposed to revise the phasing of the extraction and restoration of the existing Bleak Hill I and II sites in order to work and restore the phases of the proposed Bleak Hill III prior to the removal and restoration of the existing plant and facilities located on the Bleak Hill I and II sites.

32. Extraction from Bleak Hill III may require dewatering. A revised phased extraction scheme has been submitted (drawings P6/206/5 rev A, numbers I – XI) to replace the approved phased working scheme as shown on drawing P4/206/5 rev F, numbers I – VI.

33. The Traffic Assessment states a maximum of 184 HGV movements per day (92 out and 92 in) and 30 LGV movements whilst both Bleak Hill II and III are active, falling to 146 HGV and 30 LGV movements per day for Bleak Hill III alone and then 72 HGV and 30 LGV for the final two year restoration period. The existing Bleak Hill Quarry movements are stated as 110 HGV and 30 LGV movements per day. These would travel south along Harbridge Drove to access the Strategic Road Network and not north towards Verwood, retaining the existing Legal Agreement to ensure this.

34. The haul road will be extended to provide access to the Bleak Hill III site to allow material to be moved around the site via HGVs; The proposal would include the continuation of HGV movements crossing the two PROWs (footpaths 23 and 25) that the haul road crosses.

35. Protected species (including dormice and reptiles) will be identified and protected or translocated in accordance with the submitted Mitigation Strategy and any Licensing requirements.

36. Biodiversity Net Gain elements involve an increase in area of lowland mixed deciduous woodland, wet woodland, lowland meadow, ponds and reedbed,

with approximately 2.8km of hedgerow being replaced or introduced as mitigation as dormice habitat.

37. Existing trees and hedgerows to be retained will be fenced and protected in accordance with the Tree Protection Plan and the Arboriculture Method Statement. Two groups of trees will be removed. The existing hedge between Bleak Hill II and III will be removed in sections in accordance with the any Dormouse Licence/Mitigation Scheme, initially to enable access into Bleak Hill III for soil stripping and archaeological works. The other hedgerows impacted will be removed as required in accordance with Phasing and working requirements and the Ecological Assessment.
38. The soils and overburden will initially be placed in bunds to provide noise and visual attenuation, with topsoil bunds being 3m high and overburden up to 5m high. Soils from subsequent phases will be stripped and placed directly onto phases undergoing restoration. All soils will be retained to be used on site in final restoration.
39. The Lighting Assessment indicates that no new fixed sources of lighting will be introduced with mitigation measures proposed to protect local residents, users of the PRow, road users, heritage and ecology receptors.
40. An Environmental Management Plan to cover noise and dust emissions in line with 'Guidance on the planning for mineral extraction in plan making and the application process.' (Published 17 October 2014 by the Ministry of Housing, Communities and Local Government) and an up to date site-specific Dust Management Scheme are proposed.
41. To address archaeology, it is proposed to replicate the provision of the previous phases, which have been successful. This recommends archaeological supervision and monitoring of the topsoil and over burden strip; recording and planning what archaeological remains are revealed; and sampling and excavating those remains proportionate to their significance. This would be in accordance with a Written Scheme of Archaeological Investigation (WSI) to be submitted and agreed in advance.
42. There would be no changes to the existing operating hours of 0700-1800 Monday to Friday, 0700-1300 Saturdays, and no activities Sunday and recognised Public Holidays as a result of the proposals.
43. The proposal would result in the retention of 10 full-time and 5 delivery staff based on the site.
44. A revised Restoration Scheme (drawing P6/206/7) has also been submitted to replace the approved Restoration Scheme (drawing P4/206/8 rev C) with restoration being completed by 31 December 2025. The site will be restored to agricultural grassland for grazing, with features for nature conservation and public access extended across the site. A 5-year aftercare scheme for the

agricultural area will commence upon completion of the restoration, with a 10-year aftercare scheme for the planting and vegetation areas.

45. An updated Complaints Procedure was included in the application submission.
46. The proposed development has been assessed under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017.](#); and is considered to be an Environmental Impact Assessment development. Screening under the EIA Regulations has been carried out on the proposed development as supplied. The development is classified as a Schedule 1 development as it falls within Category 19 “*Quarries and open-cast mining where the surface of the site exceeds 25 hectares, or peat extraction where the surface of the site exceeds 150 hectares*”. An Environmental Statement has been supplied by the applicant and has been considered alongside the application documents.

19/11325 – Time extension and alterations to Bleak Hill I and II

47. To accommodate the above proposed scheme, a variation to the conditions of the temporary planning permission for the Bleak Hill I and II sites is required. This application therefore seeks those variations to allow for the continued operations on this site to share the same completion date as application 19/11326.
48. The proposal is for an additional 3 years of activities to that currently approved at Bleak Hill I and II – with a current completion deadline of 31 December 2025. The extension would allow for the extraction of an additional 600,000 tonnes of sand and gravel from to complement the remainder from the Bleak Hill II site (100,000 tonnes) at an overall rate of 150,000-200,000 tonnes per annum (tpa) matching that of the existing permissions.

19/11324 – Time extension to the ancillary aggregate recycling plant

49. To accommodate the above two applications, a variation to the conditions of the temporary planning permission for the storage and recycling of inert waste construction materials for recycled aggregates and soils at Bleak Hill I is required. This will allow these activities to support the Bleak Hill I, II and III sites until the extension of time for the shared completion date of application 19/11326.
50. The site layout can be seen on Site Overview Plan P6/206/6. The current plant area, access road, haul road and ancillary infrastructure will be retained as part of the proposal. This comprises:
- long reach arm excavator;
 - bulldozers;

- loading shovels;
 - dumper trucks;
 - processing plant (for washing and grading); and
 - aggregate recycling plant.
51. The proposal includes the continued use of the haul road, site office, parking, silt lagoon, fresh water lagoons, aggregate recycling area, processing plant, weighbridge, stockpiles and other facilities on the Bleak Hill I site until completion of the whole Bleak Hill site. This includes the processing of minerals extracted onsite and the importation and processing and sorting of inert waste material. Suitable material will be kept onsite for site restoration. High quality secondary aggregates are taken back off site for use in construction projects (in accordance with policy).

Legal agreements

52. It is proposed to maintain the existing Legal Agreements (as identified in the planning history section) and make the permission subject to a new Section 106 Agreement on Highway contributions and approval of a Management and Aftercare Scheme.

Development Plan and Guidance

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

National Planning Policy Framework (2019) (NPPF)

54. The following paragraphs are relevant to this proposal:

- Paragraph 11: Presumption in favour of sustainable development;
- Paragraph 47: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise;
- Paragraph 80: Support of sustainable economic growth;
- Paragraph 148: Climate change;
- Paragraph 170: Contributions and enhancement of natural and local environment; and
- Paragraphs 203, 204-208: Facilitating the sustainable use of minerals.

National Planning Policy for Waste (2014) (NPPW)

55. 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)

56. The following paragraphs are relevant to the proposal:

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

National Minerals Planning Practice Guidance (NMPPG) 2014

57. The following paragraphs are relevant to the proposal:

- Paragraph 021 (noise standards for mineral operators for normal operations); and
- Paragraph 022 (short-term activities and what noise limits may be appropriate).

Hampshire Minerals & Waste Plan (2013) (HMWP)

58. 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 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); and
- Policy 30 (Construction, demolition and excavation waste development).

New Forest Core Strategy (2009) (part 1) (NFCS (2009))

59. The following policies are relevant to the proposal:

- Policy CS1: Sustainable development principles;
- Policy CS3: Protecting and enhancing our special environment; and
- Policy CS5: Safe and healthy communities.

[New Forest Sites and Development Management \(Part 2\) \(2014\) \(NFSDM Pt 2 \(2014\)\)](#)

60. The following policies are relevant to the proposal:

- Policy NPPF1: National Planning Policy Framework -Presumption in favour of sustainable development;
- Policy DM2: Nature conservation, biodiversity & geodiversity; and
- Policy DM3: Mitigation of impacts on European Nature Conservation Sites.

Consultations

61. **County Councillor Thierry:** Was notified.

62. **New Forest District Council:** Was notified. Initially submitted a holding response subject to submission of the further information under the EIA Regulations. No comment has been received on the update submission.

63. **New Forest District Council Environmental Health Officer (EHO):** Has no objection subject to conditions.

64. **New Forest District Council Conservation officer):** Was notified.

65. **Alderholt Parish Council:** Has no objection.

66. **Ellingham Harbridge & Ibsley Parish Council:** Has objection due to impact on the Highway and footpath network.

67. **Fordingbridge Town Council:** Was notified.

68. **St Leonards & St Ives Parish Council:** Was notified.

69. **Dorset County Council:** Has no objection.

70. **Environment Agency:** Has no objection subject to conditions.

71. **Local Highway Authority:** Has no objection subject to suitable mitigation measures secured via a legal agreement.

72. **Lead Local Flood Authority (LLFA):** Has no objection.

73. **Landscape Planning and Heritage (Landscape) (HCC):** Has no objection subject to conditions.

74. **Landscape Planning and Heritage (Archaeology) (HCC):** Has no objection subject to conditions.

75. **County Ecologist (HCC):** Has no objection subject to conditions.

76. **Rights of Way Manager (HCC):** Was notified.

77. **Planning Policy (HCC):** Has no objection.

78. **Bournemouth International Airport:** Has no objection.

Representations

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

80. 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.

81. As of 77 September 2020, a total of 14 representations to the proposal have been received. These were all received prior to the submission of the Regulation 25 response. There were 5 representations suggesting improvements to the proposal and 9 objected to the proposal. The main areas of concern raised in the objections related to the following areas:

- Highways;
- Noise;
- Dust;
- Impact on local wildlife;
- Impact on groundwater;
- Lack of local Liaison Panel; and
- Hours of operation.

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

Habitats Regulation Assessment [HRA]

83. The [Conservation of Species and Habitats Regulations 2017](#) (otherwise known as the 'Habitats Regulations') transpose European Directives into UK law.

84. In accordance with the Habitats Regulations, Hampshire County Council (as a 'competent authority') must undertake a formal assessment of the implications of any new projects we may be granting planning permission for e.g. proposals that may be capable of affecting the qualifying interest features of the following European designated sites:
- Special Protection Areas [SPAs];
 - Special Areas of Conservation [SACs]; and
 - RAMSARs.
85. 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.
86. 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.
87. The HRA screening hereby carried out by the LPA/MWPA considers the proposed development to have **no likely significant effect** on the identified European designated sites due to:
- It is not located at a distance to be considered to have proximity to directly impact on the European designated sites;
 - The site is not considered to have any functional impact pathways connecting the proposed works with any European designated sites; and
 - The proposal does not have any significant increase on any adverse impacts the wider site may have.

Climate Change

88. Hampshire County Council declared a climate change emergency on 17 June 2019. This proposed development has been subject to consideration under Policy 2 (Climate Change) of the HMWP (2013) and Paragraph 148 -154 of the NPPF (2019).
89. In determining planning applications, local planning authorities should expect new development to comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable, and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
90. The operation of a sand and gravel is a relatively simple operation and not the type of project that will give rise to significant adverse impacts in terms of energy usage or climate change. Where measures can be taken to reduce or

minimise adverse effects these have been considered and mitigation measures proposed. Although there is no specific assessment, climate change has been considered as an integral part of the development. The impact of the development on the environment is assessed in the design of the development, hydrogeological and flood risk assessment. Mitigation measures are built in the proposal to minimise environmental impact for example the use of Euro VI compliant HGVs for aggregate extraction and this is consistent with European Policy with regards to air quality/climate change. A Flood Risk Assessment has also been undertaken as part of the environmental assessment to ensure that with climate change and following quarrying there are no significant adverse impacts on surface water drainage or discharge.

91. The proposal is therefore considered to meet Policy 2 (Climate Change) of the HMWP (2013) and Paragraph 148 -154 of the NPPF (2019).

Commentary

Policy context and principle of the development

92. The use of land at Bleak Hill Quarry (Hamer Warren) for mineral extraction, ancillary operations and restoration has been long established through the granting of several mineral-related planning permissions since the mid-1960s. This proposal seeks to both extend the life of the existing quarry and associated operations for a further three years and to open up a new area of extraction, by extending the existing quarry.

93. The NPPF requires a minimum landbank of seven years for sand and gravel. Policy 17 (*Aggregate supply – capacity and source*) of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) states that “*an adequate and steady supply of aggregates...will be provided...from local sand and gravel sites at a rate of 1.56mtpa...*” This can be through land-won provision as well as through provision at safeguarded minerals infrastructure, recycled and secondary aggregates, marine-won aggregates and the importation of minerals from outside of Hampshire. The HMWP (2013) sets out the provision rate of 1.56 million tonnes per annum (mtpa) for sand and gravel for the period ending 2030. Based on the HMWP (2013) provision rate of 1.56mtpa, the landbank for sand and gravel in 2018 is 5.81 years.

94. The NPPF (2019) requires the production of an annual Local Aggregate Assessment (LAA) to review the supply of aggregates. In 2019, the South East Aggregate Working Party agreed a methodology for undertaking the assessments using economic and construction forecasts. The 2019 Hampshire LAA rate for sand and gravel was assessed as 1.15 Mtpa. Whilst, using the LAA rate meets the seven-year requirement, this is only a minimum and sand and gravel supply issues remain.

95. The proposal identifies the expected extraction rate to be between 150,000 and 200,000 tonnes per annum (tpa), which would mean the sand and gravel will be extracted in four years. Furthermore the 2019 Local Aggregate Assessment (LAA) identifies that “In 2018, there was an insufficient landbank for both [soft sand and sand & gravel] aggregates...” but with other planning applications being permitted, such as Bleak Hill, these “would help rectify the shortfall.” The 2019 LAA goes on to say, “Hampshire will greatly need to increase its land-won aggregate land-bank.” Therefore, the proposal to extend the mineral working at Hamer Warren Quarry (Bleak Hill III) would help overcome the landbank shortfall as well as meeting the sand & gravel target figure of 1.56 million tonnes per annum (mtpa) as set out in Policy 17.
96. Policy 20 (Local land-won aggregates) of the HMWP (2013) is supportive of sites that can contribute to the ‘adequate and steady supply of locally extracted sand and gravel’ that the County have to maintain sufficient reserves of through their landbank for at least seven years (a nationally set requirement). Part 1 of Policy 20 (Local land-won aggregates) supports the extraction of the remaining reserves at Bleak Hill Quarry by way of its allocation. Part 2 of Policy 20 (Local land-won aggregates) also identifies Bleak Hill III as an extension area to the existing quarry. The reason for the allocation was identified as that the site was considered to be a suitable and sustainable extension to an existing site and would help contribute to meeting the requirement for sharp sand and gravel in Hampshire. The site was also previously identified in the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan (1998) as a preferred area for sand and gravel extraction. In addition, Paragraph 6.83 of the HMWP seeks to maximise the sustainable use of existing plant and / or infrastructure either at or associated with an existing quarry to meet Hampshire’s landbank requirements. As outlined in the Site section of this report, Appendix A of the HMWP (2013) lists a number of development considerations that Bleak Hill Quarry Extension (Bleak Hill III) needed to satisfy.
97. The proposal indicates that 725,000 tonnes of inert fill material would be needed for the restoration of the site, and the rate of restoration would be about 70,000 to 100,000 tonnes of inert fill per year. The HMWP (2013) states the County objective is to reuse, recycle and recover as much construction, demolition and excavation (CDE) waste as possible, and the supporting statement stipulates the site will be restored via “the importation of clean inert waste materials”. This is in accordance with Policy 30 as a beneficial outcome would be achieved through the use of inert CDE waste in mineral working restoration. However, Policy 30 does require all inert CDE waste to be crushed and screened before being utilised for restoration purposes to remove any potential recycled and / or secondary aggregate.
98. Utilising recycled and secondary aggregate is also supported by Policy 18 (Recycled and secondary aggregates development) of the HMWP (2013) as it alleviates the pressure on primary aggregates by looking to maximise the opportunities to marine-won and local land-won aggregates. Both Policies 18

and 30 work together to drive waste up the waste hierarchy alongside the NPPF and associated guidance.

99. The location of the aggregate recycling plant on the quarry prohibits the restoration of the land it sits upon. This waste activity is dependent on Policy 5 (Protection of the countryside) under point 'a. 'time-limited mineral extraction or related development'. Therefore there is a balance to be considered as to this development producing secondary aggregates for the market supporting Policy 30 of the HMWP 2013 and this function having a potential detrimental effect on the delivery of restoration to the Bleak Hill I and II (Hamer Warren Quarry) sites in an acceptable timescale in accordance with Policies 9 (restoration of minerals and waste developments), 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste development) due to diverting suitable restoration material away from the site. The extension of the wider Bleak Hill complex will require phased restoration to agriculture, public access and biodiversity after-uses in accordance with Policy 9 (restoration of minerals and waste developments). It is therefore considered reasonable to revise existing conditions relating to the restoration and its phasing to allow the extraction of the allocated area and to ensure the delivery of the restoration of the whole site within the proposed timescale.
100. The sterilising of the mineral in Bleak Hill III by refusing to allow the extension and require the restoration of Bleak Hill I and II would be contrary to Policy 15 (Safeguarding – mineral resources) of the HMWP (2013).
101. The NPPF (2019) specifically references the presumption in favour of sustainable development (Paragraph 11: Presumption in favour of sustainable development). This is included in the HMWP 2013 under Policy 1 (Sustainable minerals and waste development). It is generally considered that the winning of remaining minerals in an existing quarry is more sustainable than the creation of a new quarry. The adverse impacts of granting planning permission do not significantly outweigh the benefits and therefore it is considered that this proposal is in accordance with Policy 1 (Sustainable minerals and waste development) and Policy NPPF1: National Planning Policy Framework (Presumption in favour of sustainable development) of the New Forest Core Strategy (part 2) (NFCST2) (2014).

Development in the countryside, visual impact and landscape

102. Bleak Hill Quarry lies in south-west Hampshire approximately 1.25 km south-east of the village of Alderholt, 5km north of the town of Ringwood and 2.5km south of Fordingbridge. The site lies on a narrow plateau to the west of Harbridge Drove approximately 1.5km west of the Avon Valley. The site also lies 2.7km west of the New Forest National Park and 3.6 km south-east of the Cranbourne Chase AONB.
103. Policy 5 (Protection of the countryside) of the HMWP (2013) states that minerals and waste development in the open countryside, outside the National

Parks and Areas of Outstanding Natural Beauty, will not be permitted unless one (or more) of the criteria set out in the policy are met. Those being:

- a) it is a time-limited mineral extraction or related development; or
- b) the nature of the development is related to countryside activities, meets local needs or requires a countryside or isolated location; or
- c) the development provides a suitable reuse of previously developed land, including redundant farm or forestry buildings and their curtilages or hard standings.

104. In this case, the proposal to extend the quarry meets criteria a, being a time-limited mineral extraction.

105. The Landscape Character and Visual Impact Assessment (LVIA) undertaken as part of the ESES of this development identifies that working the mineral in the extension site, can, as well as resulting in temporary change to the local landscape, also bring opportunities for enhancement and reinforcement of this local landscape character through its operational design and restoration scheme including:

- The retention of traditional agricultural features (e.g. field boundaries, hedgerows and watercourses) and maintenance and creation of habitat links;
- Sensitive restoration to mineral extraction areas to reinstate farmland should also seek to increase and link woodland areas; and
- Enhancement of woodland edges, and creation of buffer zones to protect woodland edges from damage by farm machinery.

106. Conditions are also proposed to minimise the impact during operations, specify restoration levels, surface water management, landscaping and aftercare for agricultural and nature conservation.

107. The proposal is a time limited minerals extraction and restoration in the open countryside and, as the subject of a legal agreement, the proposal is considered in accordance with Policy 5 (Protection of the countryside) of the HMWP (2013).

108. Policy 5 also requires, where appropriate and applicable, development in the countryside to meet highest standards of design, operation and restoration and should be subject to restoration in the event it is no longer needed for minerals use. Supporting this are Policies 9 (Restoration of quarries and waste developments), 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste development) of the HMWP (2013). These all require temporary minerals development to be restored in a phased manner to beneficial after-uses that are in keeping with the character and setting of the local area, and which contribute to the delivery of local objectives for habitats, biodiversity or community use where applicable.

109. The proposals are for an extension to the existing quarry, and, as such, will be a continuation of the current processes. The most affected properties are Braemoor and The Lindens on the northeast boundary of the existing Bleak Hill II. The proposed extraction area will be screened from these properties during the operations, as well as from Harbridge Drove and footpath 43, by use soil bunds as previously implemented. Additionally, a second line of hedgerow will be planted alongside footpath 43, with additional re-planting to fill gaps in the hedgerow along Harbridge Drove. Appendix A of the HMWP (2013) identifies the conservation of the hedgerows on site as one of the relevant development considerations for the site and the Environmental Statement includes a hedgerow management and supplementary planting scheme to conserve hedgerows during operations or replace them at restoration. A condition is proposed to maintain margins and safeguard trees and hedgerows around the boundary of the site which meets the development considerations requirement.
110. The proposal is therefore considered to be in accordance with Policies 9 (Restoration of quarries and waste developments), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development of the HMWP (2013) and Policy CS3: Protecting and enhancing our special environment of NFCSPT1 (2009) and Policy DM2 Nature conservation, biodiversity & geodiversity of NFCSPT2 (2014).

Soil Protection

111. Policy 8 (Protection of soils) of the HMWP (2013) requires minerals and waste development to protect and, wherever possible, enhance soils. It also states that development should not result in the net loss of best and most versatile agricultural land and gives provisions for the protection of soils during construction. The Agricultural Land Classification (ACL) system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a. It is noted that the current use of the land is pastoral grassland and is classified as Agricultural Grade 3b land.
112. The project proposes that soils be handled, stripped, temporarily stored and re-instated to an appropriate soil handling strategy which maximises progressive restoration, limits storage and double handling of soils, incorporates land drainage (if required) and an aftercare management scheme. The techniques for the successful re-instatement of this agricultural land are understood and have been practised for a number of years. It is therefore fully expected that soils can be re-instated to a standard suitable for agriculture within a five-year aftercare period and to an equivalent ALC grade. The significance of impact on soils at the site is therefore considered to be minor, but with appropriate mitigation and management in the longer term this will reduce towards a negligible impact.

113. Conditions are proposed to secure that all soils are to be stripped and stored on site in line with best practices and will be utilised in the restoration of the site.
114. There is a small net loss of the agricultural land, but this is substituted with a net gain in nature conservation land with lowland mixed deciduous woodland, wet grassland, ponds and aquatic margins and acid grassland created. The Environmental Impact Assessment submitted as part of the Environmental Statement and the subsequent Regulation 25 submission compared the baseline and restoration proposals against Natural England's Biodiversity Metric 2.0 to ascertain the level of net gain provided by the proposal. This concluded that there would be a 71% increase in area of Section 41 Habitats, a 9% increase in biodiversity units. This is therefore considered to be in line with Policy 8 (Protection of soils) of the HMWP (2013) and paragraph 112 of the NPPF (2019).

Cultural and Archaeological Heritage

115. Policy 7 (Conserving the historic environment and heritage assets) of the HMWP (2013) requires minerals and waste development to protect and, wherever possible, enhance Hampshire's historic environment and heritage assets (designated and non-designated), including their settings unless it is demonstrated that the need for and benefits of the development decisively outweigh these interests.
116. The Supporting Statement acknowledges the archaeological evidence found on site, in the vicinity and during the previous phases of extraction of the quarry, and identifies that there is a high potential that similar archaeological remains will be encountered during extraction, although that these are likely to be of 'low' significance. The County Archaeologist generally concurs, but notes that, in the absence of any prior archaeological survey, the potential for more complex remains than have been found to date cannot be ruled out and provision secured (by condition) should accommodate the potential to encounter archaeological remains of more than local importance.
117. The County Archaeologist endorses the approach proposed to replicate the provision of the previous phases, which have been successful, and recommends; archaeological supervision and monitoring of the topsoil and over burden strip; recording and planning what archaeological remains are revealed; and sampling and excavating those remains proportionate to their significance. This would be in accordance with a Written Scheme of Archaeological Investigation (WSI) to be submitted and agreed in advance.
118. Conditions will be imposed to secure an Archaeological Watching Brief in accordance with the Environmental Statement, including the submission of a WSI prior to works commencing on site.

119. This would therefore be in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the HMWP (2013) and Policy CS3: Protecting and enhancing our special environment of the NFCS (2009).

Ecology

120. Policy 3 (Protection of habitats and species) of the HMWP (2013) sets out a requirement for minerals and waste development to not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species. The policy sets out a list of sites, habitats and species which will be protected in accordance with the level of their relative importance. The policy states that development which is likely to have a significant adverse impact upon the identified sites, habitats and species will only be permitted where it is judged that the merits of the development outweigh any likely environmental damage. The policy also sets out a requirement for appropriate mitigation and compensation measures where development would cause harm to biodiversity interests.

121. The proposal for the extension into Bleak Hill III is subject to an Environmental Statement following the Environmental Impact Assessment. This was then updated with further information following the initial consultation period as a Regulation 25 Submission.

122. The Preliminary Ecological Appraisal (PEA), Protected Species Surveys and Ecological Impact Assessment (EclA) submitted as part of the Environmental Statement and subsequent Regulation 25 Submission considered all potential impacts on local species and important habitats. This concluded that there are no grounds to predict that the development proposed will result in significant negative residual effects upon Important Ecological Features (IEF), nor are there grounds to suggest potential cumulative negative effects in combination with concurrent developments.

123. The restoration scheme, mitigation and enhancements measures proposed will result in a net increase in habitat extent for legally protected species and habitats and will ensure all IEF are maintained at favourable conservation status within the Application Site and wider area.

124. The concerns raised in representations relating to ecology are noted. The County Ecologist has thoroughly considered all the information provided, in terms of the zone of influence of the operations, protected species (specifically dormice, bats, reptiles, badgers and birds), impact assessments and mitigation proposals, hedgerows, dust management and restoration and aftercare.

125. Development considerations relating to the impact on the offsite foraging or breeding areas of qualifying bird species of nearby Special Protection Area/Ramsar and the impact on the adjacent Ringwood Forest and Home Wood Site of Importance for Nature Conservation were included in Appendix A of the HMWP (2013) for Bleak Hill III. Conditions are proposed relating to dust

management, ecological management and mitigation and protected species safeguarding measures which meets the development considerations requirement. The new legal agreement will also relate to nature conservation. Subject to these conditions (which are included in Appendix A of this report), the County Ecologist raises no objection and, consequently, the proposal is considered to be in accordance with Policy 3 (Protection of habitats and species) of the HMWP (2013), Policy CS3: Protecting and enhancing our special environment of NFCS (2009) and Policies DM2 Nature conservation, biodiversity & geodiversity and DM3 Mitigation of impacts on European Nature Conservation Sites of NFSDM Pt 2 (2014).

Impact on amenity and health

126. Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) requires that any development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. Also, any proposal should not cause an unacceptable cumulative impact arising from the interactions between waste developments and other forms of development.
127. A development consideration relating to the protection of the amenity of nearby residential properties was included in Appendix A of the HMWP (2013) for Bleak Hill IIIIII. These are assessed through chapters 7, 8 and 13 of the ES and Appendices 4, 5, 9 and 10 of the Regulation 25 Submission.

Noise

128. The concerns raised in representations regarding noise are noted.
129. The NPPF (2019) sets out guidance for the determination of planning applications for mineral extraction and identifies noise limits for such developments. Paragraph 204 and 205 set out the quantitative guidance on acceptable noise levels in relation to mineral and landfill sites. It recognises that activities in the early stages of such developments may give rise to particularly noisy short-term operations. Paragraph 205 sets out noise limits for normal day to day operations following completion of such short-term works. Paragraphs 021 and 022 of the NPPG (2014) sets out the appropriate noise standards for mineral operators for normal operations; what type of operations may give rise to particularly noisy short-term activities and what noise limits may be appropriate. Activities such as soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance are specifically mentioned.
130. A Noise Assessment was submitted as part of the originally submission. This was updated as part of the Regulation 25 request for further information.
131. Concerns have been raised in the representations about the level of noise, especially at the beginning of the working day and these are noted. The

Environmental Health Officer (EHO) has been consulted on the proposals. The EHO considers that the data and locations used for background noise assessments is acceptable and that the existing noise limits for the site are applicable for this new application in line with the background levels measured and guidance within the online document 'Guidance on the planning for mineral extraction in plan making and the application process' published 17 October 2014 by the Ministry of Housing, Communities and Local Government. This guidance is specific to minerals processes and is therefore more appropriate than that contained in BS5228:2009+A1:2014, which is general guidance for Open Sites.

132. The EHO states that it is important that measures be taken to comply with the 2nd aim of the Noise Policy Statement for England: 'Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.' And therefore, a Noise Management Plan would be required in order to ensure that noise is minimised as far as is reasonably practicable, along with an absolute noise level condition.

133. Further consideration was given to start times in the Regulation 25 Submission, and as a result the operator has suggested a later start time of 0800 hours on Saturdays.

134. Therefore, subject to conditions setting absolute noise levels, noise management plan, hours of operation and noise attenuation, the EHO raises no objection and the proposal is considered to satisfy Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) and Policy CS5: Safe and healthy communities of NFCS (2009). The conditions also help to ensure that the proposal for Bleak Hill III meets the development consideration identified in the HMWP (2013), relating to noise and amenity, is met.

Air quality

135. The concerns raised in representations regarding dust are noted.

136. A Dust Management Scheme was submitted as part of the originally submission. This was updated as part of the Regulation 25 request for further information.

137. The EHO recognises that the application provides an up to date site-specific Dust Management Scheme entitled 'Environmental Work Instruction Dust Management Plan', dated March 2020. However, they recommend that this be amended to consider the impact on receptors, consideration of relevant guidance and more detailed information.

138. The County Ecologist have also requested that the Dust Management Scheme should include potential impacts on the nearby woodland. This aspect is covered by a condition.

139. Therefore, subject to conditions on dust management, the EHO raises no objection and the proposal is considered to satisfy Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) and Policy CS5: Safe and healthy communities of NFCS (2009). The conditions also help to ensure that the proposal for Bleak Hill III meets the development consideration identified in the HMWP (2013), relating to air quality and amenity, is met.

Light pollution

140. As part of the Regulation 25 submission, a Lighting Assessment was included as part of the Environmental Statement. The Lighting Assessment concludes that the proposed extension development will not introduce any new fixed sources of lighting, the only additional sources of lighting will be vehicle headlights when the quarrying extends into the Bleak Hill 3 parcel of the site. The extension of the earth bund around the site into the new parcel of land will help to mitigate any light spill and therefore any glare or light intrusion that could extend past the site. The low intensity luminaires in place also limit any contribution to sky glow in the area. The impact of lighting from the quarry on sensitive receptors in the area including residents, users of the PROW, road users and heritage assessments is limited due to the embedded mitigation measures as discussed above. No light spill from luminaires on site extends past the site boundary, and therefore sensitive receptors remain unaffected by the present lighting conditions on site. The impact on ecology using the site is likely to be low impact at worst case scenario due to the low intensity luminaires and the small number of them used, combined with the limited window of time that ecology could be impacted. This would be in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside) and 10 (Protecting public health, safety and amenity) of the HMWP (2013) and Policy CS5: Safe and healthy communities of NFCS (2009).

Potential pollution associated with the development

141. National Planning Practice Guidance states that Planning Authorities should assume that other regulatory regimes will operate effectively rather than seek to control any processes, health and safety issues or emissions themselves where these are subject to approval under other regimes ([Paragraph 050 Reference ID: 28-050-20141016](#))

142. Planning and permitting decisions are separate but closely linked. Planning permission determines if a development is an acceptable use of the land. Permitting determines if an operation can be managed on an ongoing basis to prevent or minimise pollution. The Environment Agency (EA) have been consulted and confirm that an Environmental Permit will be needed for the proposed landfilling for restoration of the site.

Flooding

143. Policy 11 (Flood risk and prevention) of the HMWP (2013) relates to minerals and waste development in flood risk areas and sets criteria which developments should be consistent with relating to flood risk offsite, flood protection, flood resilience and resistance measures, design of drainage, net surface water run-off and Sustainable Drainage Systems.
144. Appendix A of the HMWP (2013) identifies the protection of water quality and recharge of the underlying aquifer, groundwater and surface water as a key development consideration for the site. This was addressed by Chapter 9 of the ES: Hydrology, Hydrogeology and Flood Risk. This indicates that surface water runoff from Bleak Hill III will be conveyed to a sump to allow sediment to settle before being pumped to the existing water management system. Surface water within the existing drainage system is pumped internally to the settlement lagoon in Bleak Hill I which occasionally discharges to the off-site restored lake under an existing drainage consent. The Lead Local Flood Authority (LLFA) also notes that surface water for the restoration phase will be managed through multiple attenuation basins which present opportunity to enhance habitat for wildlife. The LLFA is therefore satisfied that the proposals address any concerns regarding surface water drainage and local flood risk.
145. The concerns raised in representations relating to impact on the groundwater are noted. The EA conclude that overall, the effects of the proposed extension on water resources is insignificant, and although there could be significant impacts on water quality, these can be mitigated for. Long term impacts on groundwater levels and stream flows are also ruled as not considered to be significant, but all the same it is proposed that monitoring will be undertaken, and mitigation measures implemented if required. However, given the scale and duration of the proposed extension any dewatering raises concerns that adequate monitoring and mitigation measures may not be in place for the protection of groundwater, surface water and private wells. The Applicant will need to apply for a Water Resources Abstraction Licence for the proposed Transfer for any dewatering is to be carried out from the excavation void(s) and conditions will be imposed to require review of the ground water monitoring data and a Monitoring Strategy based on that review.
146. Existing Section 106 agreements relating to the monitoring of ground water and remediation of adverse groundwater effects in the locality in relation to Bleak Hill I and II stand. It is proposed to maintain the existing Legal Agreements in relation to this issue.
147. Conditions will be imposed requiring that the management of surface water shall be in accordance with Section 7: Flood Risk Assessment and Drainage Strategy of the Environmental Statement Chapter 9: Hydrology, Hydrogeology and Flood Risk. There will also be conditions on ground water monitoring at the request of the EA. These meet the requirements of the development consideration identified for Bleak Hill III in the HMWP (2013).

148. Subject to the imposition of these conditions the LLFA and EA are satisfied that the proposals meet Policy 11 (Flood Risk and prevention) of the HMWP (2013) and Policies CS3: Protecting and enhancing our special environment and CS5: Safe and healthy communities of NFCS (2009).

Public access

149. The existing Bleak Hill I and II development already impact on footpaths (FP) 23 and 25 which cross the site from east to west, with FP23 crossing the site's haul road. Footpath 43 runs along the north-west boundary of Bleak Hill II and III. Additional hedgerow planting will be undertaken along FP43 to provide extra screening for users from Bleak Hill III.

150. The crossover point between FP23 and the haul road between the Bleak Hill I and Bleak Hill II (Hamer Warren Quarry) sites is to be surfaced with concrete as part of the proposal. The concrete haul road crossover point shall be maintained to a width of 6 metres. This concrete surface is extended 20m along the haul road north and south of the crossover point. Gates have been erected and signage on Footpath No.23 to notify users of the crossing point and its use.

151. The footpaths are fenced and bounded by hedgerows and bunded to mitigate visual and noise effects for users of these rights of way. The applicant has proposed a new Environment Management Scheme which covers the PROW and plant and vehicle operating protocol. The applicant also suggests an updated Complaints procedure and commits to A Local Liaison Group will also be set up to address any environmental and community issues.

152. The Restoration Plan (P6/206/7A) also includes a new footpath link between FP23 and FP25.

153. Based on the continuation of existing measure and a condition requiring the development to continue in line with the Environmental Management Scheme submitted under Appendix 9 of the Environmental Statement Regulation 25 Submission dated April 2020, the proposal is considered to be in accordance with Policies 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the adopted HMWP (2013).

Highways impact

154. Policy 12 (Managing traffic) of the HMWP (2013) requires minerals and waste development to have a safe and suitable access to the highway network and where possible minimise the impact of its generated traffic through the use of alternative methods of transportation. It also requires highway

improvements to mitigate any significant adverse effects on highway safety, pedestrian safety, highway capacity and environment and amenity.

155. Appendix A of the HMWP (2013) identifies traffic issues, including cumulative impacts as a key development consideration for the site. The application was accompanied by a Traffic Assessment which addresses these issues.
156. The primary concern of local representations is the state of Harbridge Drove and the frequency of Heavy Goods Vehicle (HGV) movements.
157. The Traffic Assessment states a maximum of 184 HGV movements per day (92 out and 92 in) and 30 LGV movements whilst both Bleak Hill II and III are active, falling to 146 HGV and 30 LGV movements per day for Bleak Hill III alone and then 72 HGV and 30 LGV for the final two year restoration period. The existing Bleak Hill Quarry movements are stated as 110 HGV and 30 LGV movements per day.
158. The applicant's agent has confirmed that the HGV movements associated with the recycling plant at Bleak Hill I have been accounted for within these figures, as importation of material for recycling is included within the importation of the material for restoration. The exportation of recycled aggregate is achieved through backloading HGVs that have delivered to the site and are otherwise empty.
159. The concerns raised in representations relating to highways are noted. From a review of the information contained in the application and the additional information supplied, the Highways Authority are satisfied that this proposal will not have a significant impact on the highway subject to suitable mitigation measures, including a financial contribution for road maintenance, being agreed and secured via a legal agreement.
160. As already noted, the development is subject to Section 106 agreements and in relation to highways matters these relate to:
 - the routing of HGVs travelling to and from the site and a contribution of £1,000 per year for a total of £11,000 for the maintenance of Harbridge Drove; and
 - traffic routing;
161. It is proposed to maintain the existing Legal Agreements and make the permission subject to a new Section 106 Agreement on Highway contributions and approval of a Management and Aftercare Scheme.
162. It is also recommended that relevant highway planning conditions are 're-applied' to any permission granted. This will ensure the proposal meets the

development consideration identified in Appendix A of the HMWP (2013) for Bleak Hill III. The proposal is therefore considered to satisfy Policy 12 (Managing traffic) of the HMWP (2013).

Cumulative impacts

163. 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.
164. The measures put in place to offset the potential impacts of the proposed development are noted and indicate that potential cumulative impacts have been considered when preparing the application. The potential cumulative impacts of the development on the highway were considered as noted earlier in this commentary. 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.

Restoration and aftercare

165. Restoration for Bleak Hill I and II is to agriculture land with nature conservation and biodiversity enhancements. The proposed restoration scheme delivers a balance of agricultural land with features for nature conservation together with public access extended across the site, including the existing landholding. This has been incorporated the following as part of the final restoration proposals:
- Hedgerows conserved or replaced at final restoration. A hedgerow management and supplementary planting scheme for the site boundaries, together with selected other areas of advance planting to accelerate the restoration of the site, rather than to screen it;
 - Screen mounding to adjacent properties for duration of site operations as shown on Phasing Plan P6/206/5B;
 - Hydrological mitigation measures incorporated where required.
166. Without any new permitted reserves of sand and gravel the quarry will close in 2022 once restoration is complete. Working of the sands and gravels ceased in 2019 and the underlying sands will cease this year. The existing planning consents covering the quarry extraction and operations require operations to cease on 31 December 2022.

167. The final extraction of mineral has been taking place in Phase 14 of Bleak Hill II which occupies a 1.6 ha of land. This is now in its final stages. Some phases of Bleak Hill II and I have also yet to be restored either following extraction or because they contain operational land i.e. silt lagoons, processing plant, weighbridge etc.
168. The Restoration Plan (P6/206/7A) provides the restoration proposals for the Application Site and the wider Site which form Hamer Warren Quarry. This shows that the proposal is to reinstate the plateau landform in continuity with the woodland and slightly higher ground in this area creating a suitable topography for continued agricultural use to maintain the rural pastoral character.
169. Appendix A of the HMWP (2013) states the proposed site will be restored “through inert fill for agriculture, public access and biodiversity after-uses.” The submitted Restoration Plan proposes to return the site “back to existing levels for agricultural use, with nature conservation and biodiversity enhancements, including a pond in the south east corner of the site.” This is in compliance with the allocation. The restoration will also be phased.
170. The extension of the quarry will be subject to a new Section 106 Agreement on the approval of a Management and Aftercare Scheme. This intended restoration plan and associated Section 106 would therefore be in accordance with Policy 9 (Restoration of minerals and waste developments) of the HMWP (2013), which stipulates mineral and waste development restoration schemes should be in keeping with the setting of the local area, and should contribute to local objectives for habitats, biodiversity and community use.

Community Benefits

171. The concerns raised about the lack of a recent Liaison Panel are noted. A frequent concern of communities that host minerals and waste developments is that there are no immediate benefits to 'compensate' for the inconvenience that occurs. 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.
172. 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.

173. In addition to the above, paragraph 5.59 of the HMWP (2013) states that there is an expectation that all 'major' minerals and waste development will be accompanied by a site Liaison Panel. A Panel was established at this site but has not taken place for some time. An informative note to applicant is recommended on the re-establishment of a liaison panel for the site if permission were to be granted in the interests of promoting communication between the site operator and local community.

Conclusions

174. It is considered that the proposal would:

- contribute to maintaining an adequate and steady supply of sand and gravel for Hampshire though the development of an extension to an existing mineral extraction site identified in the adopted Hampshire Minerals and Waste Plan (2013);
- be a time limited mineral extraction in the countryside which is subject to a requirement for restoration and aftercare and not cause an unacceptable visual impact;
- protect soils;
- not adversely affect local archaeology and cultural heritage;
- not have a significant adverse effect on designated or important ecology and biodiversity;
- be acceptable in terms of highway capacity and safety and cumulative impacts;
- not cause any additional flood risk and protect the quality of groundwater and surface water; and
- not cause unacceptable adverse amenity or other cumulative impacts.

175. It is considered that the proposal would be in accordance with the relevant policies of the development plan.

Recommendation

176. It is recommended that planning permission be granted for planning application 19/11326 subject to a Section 106 legal obligation agreement and the conditions listed in Appendix A.

177. It is recommended that planning permission be granted for planning application 19/11325 subject to a deed of variation to transfer the Section 106 legal obligations to 19/11325 from planning permission 19/10014, and the conditions listed in Appendix B.

178. It is recommended that planning permission be granted for planning application 19/11324, subject to the conditions listed in Appendix C.

Appendices:

Appendix A – Conditions 19/11326
Appendix B – Conditions 19/11325
Appendix C – Conditions 19/11324
Appendix D - Location Plan
Appendix E – Overview Plan
Appendix F – Phasing Plan P6/205/5B i - xi
Appendix G – Restoration Plan P6/206/7A

Other documents relating to this application:

19/11324: <https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=20527>

19/11325: <https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=20526>

19/11326: <https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=20535>

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

19/11326

Hampshire County Council

NF091

Bleak Hill III - Hamer Warren Quarry,
Harbridge Drove, Nr Ringwood BH24 3PX
(EIA)

(Planning permission for an extension of mineral working at Hamer Warren Quarry, to extract some 600,000 tonnes of sand and gravel from Bleak Hill III, including works to create an extended haul road and back filling with inert material and progressive restoration to agriculture with increased nature conservation and biodiversity enhancements until 31 December 2025)

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.

Integral Appendix A – Conditions for 19/11326

CONDITIONS

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

Timescale

2. The winning, working and processing of minerals at Bleak Hill III shall cease on or before 31 December 2025. The site shall be restored for agriculture, public access and nature conservation in accordance with the approved details shown on Drawings P6/206/7A7A (Restoration Proposals Plan) within a further 6 months.

Reason: To minimise the duration of disturbance from the operations hereby approved 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).

Hours of Working

3. No operations authorised or required by this permission, with the exception of site preparation works, shall be carried out, and plant shall not be operated (except for equipment required in connection with de-watering operations) except between the following hours: 07.00 - 18.00 Monday to Friday and 08.00 - 13.00 Saturday. There shall be no working on Sundays or recognised Public Holidays. Site Preparation works shall only take place between the following hours: 08.00 - 18.00 Monday to Friday and 08.00 - 13.00 Saturday.

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).

Archaeology

4. An Archaeological Watching Brief shall be implemented on the site in accordance with the Section 11.7 of the Environmental Statement, including the submission of a Written Scheme of Investigation prior to works commencing on site.

Reason: In the interests of archaeology in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the Hampshire Minerals & Waste Plan (2013).

Restriction of Permitted Development Rights

5. Notwithstanding the provisions of Parts 4, 7 and 16 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order):
 - (i) fixed plant or machinery, buildings, structures and erections or private ways shall not be erected, extended, installed or replaced at the site without the prior agreement of the Waste Planning Authority in writing;
 - (ii) no telecommunications antenna shall be installed or erected without the prior agreement of the Waste Planning Authority in writing.

Reason: To protect the amenities of the area 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).

Noise, Dust and Odour

6. The total noise attributable to all mineral workings (including the operation of the aggregate recycling plant, concrete crusher and landfill operations) at Bleak Hill I, Bleak Hill II (Hamer Warren Quarry) and Bleak Hill III shall not exceed 50dB(A) LAeq (1HR) (Freefield) at the boundary of any noise-sensitive properties. The individual noise contribution from the operations of mineral extraction and processing, recycling, concrete crushing and landfilling shall not exceed 45dB(A) LAeq (1 HR) (Freefield) at the boundary of any noise-sensitive properties.

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

7. Within 3 months of the date of the permission, a Noise Management Plan for the control of noise at the site shall be submitted to the Minerals and

Waste Planning Authority for approval in writing. The Scheme shall be implemented as approved for the duration of the permission.

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).

8. De-watering equipment referred to and operated outside of the working hours specified in Condition 2 (Hours of working) shall be done so in accordance with the Acoustic Mitigation Measures outlined within the email dated 11 April 2014, subject: 'Cemex Bleak Hill Dewatering - Noise Mitigation Measures'. Noise levels generated from the site outside of the working hours and on recognised Public Holidays as specified in Condition 2 (Hours of working) shall not exceed 33dB(A) LAeq, 1h (free field) at the boundary of any noise-sensitive properties.

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

9. The operation of de-watering equipment outside of the permitted working hours specified in Condition 2 (Hours of working) shall take place no more than 60 days per calendar year. A written record of such use shall be kept on site and made available for inspection by the Mineral and Waste Planning Authority on request.

Reason: As the 24-hour operation of de-watering equipment is required only in exceptional circumstances and in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

10. The temporary operations of soil stripping, bund construction and bund removal shall not take place beyond the time period of 8 weeks in any 1 year and shall not exceed 70dB(A) LAeq (1hr) (Free field) at the boundary of any noise-sensitive properties. A log book shall be kept on site, managed by the operators of the site, recording these conditioned temporary operations and shall be made available for inspection by the Mineral and Waste Planning Authority on request.

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

11. Mobile screens shall not be operated within 100 metres of any dwelling.

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

12. Within 3 months of the date of this permission, a Dust Management Scheme for the control of dust at the site shall be submitted to the Minerals and Waste Planning Authority for approval in writing. The Scheme shall also demonstrate measures to protect the adjacent woodland. The Scheme shall be implemented as approved for the duration of the permission.

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

Working Programme

13. Sand and gravel extraction, backfilling with imported inert material and restoration shall take place progressively in a phased manner in accordance with the approved Working Scheme Plans (Drawings P4/206/5B (i) – (xi)) March 2020). The restoration of the site and its return to agricultural use shall be carried out in the timescale stated on these plans.

Reason: In the interests of local amenities and timely restoration 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).

14. No refuse shall be burnt on the site or be deposited in any watercourse.

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

15. All topsoil and overburden stripped from the areas to be excavated shall be removed and stored separately before operations commence for use in site restoration. Topsoil shall only be handled when dry and friable. Following tipping and during restoration, overburden shall be replaced and graded in accordance with the final levels hereby approved and ripped using a winged tine subsoiler. The overburden shall in turn be covered with the topsoil in original sequence and to even depths.

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

16. All vehicles and plant employed within the site shall be fully maintained in sound working order at all times and shall be fitted with and use effective silencers provided in accordance with the manufacturer's recommendations. Vehicles and plant operating on the site shall be fitted with white noise type reversing alarms.

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

17. No skips or waste containers shall be stored on site.

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

18. All vehicles shall be limited to a maximum speed of 15 miles per hour on site.

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

Depth of Working

19. No excavation at Bleak Hill III shall take place below 30 Metres AOD.

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

Margins

20. No excavation or storage of soils shall take place within 2 metres of those hedgerows, or under the canopies of those trees, which bound the site. Any trees or sections of hedges which die during the period of working and aftercare shall be replaced by new plants planted in accordance with a scheme specifying species, density of planting, size of plants and provisions for the maintenance to be agreed by the Mineral and Waste Planning Authority.

Reason: In the interests of local amenities and to protect the landscape character of the area in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

21. The sterilised margins around Bleak Hill I (Hamer Warren Quarry) shown on Working Scheme Plans (Drawings P4/206/5B (i) – (xi)) March 2020 shall be maintained throughout the life of the development. There shall be no encroachment of extraction into these areas.

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

22. Extraction of sand and gravel shall only take place in accordance with the Working Scheme Plans (Drawings P4/206/5B (i) – (xi)) March 2020).

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

23. Disposal of inert material shall only take place in accordance with the Working Scheme Plans (Drawings P4/206/5B (i) – (xi)) March 2020).

Reason: In the interests of local amenities and protection of the environment in accordance with Policies 3 (Protection of habitats and species), 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals & Waste Plan (2013).

Environmental Management

24. The management of lighting, Rights of Way and Plant and Vehicle operating protocol shall be undertaken in accordance with the Environmental Management Scheme submitted as Appendix 9 of the Environmental Statement Regulation 25 Submission dated April 2020. Operations shall not proceed except in compliance with this scheme.

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

25. Sandmartins and Little Ringed Plovers nesting at the site shall be protected in accordance with the scheme approved by the Mineral and Waste Planning Authority on 18th May 2005 and the submitted Ecological Management Plan April 2020.

Reason: To ensure the protection of specified site breeding birds in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013).

Restoration

26. No later than 6 months from the cessation of all extraction and tipping all plant and machinery, foundations, hardstandings and access roads no longer required in connection with the workings, restoration or future agricultural use of the site shall be removed.

Reason: In the interests of the amenities of the area in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

27. Only clean, uncontaminated inert material shall be imported to the site.

Reason: In the interests of local amenities and to ensure the protection of the water environment in accordance with Policy 10 (Protecting public

health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

28. The phased restoration of the site shall be undertaken, managed and aftercare implemented in accordance with the scheme approved by the Mineral and Waste Planning Authority and shown on the Restoration Plan (Drawing P6/206/7A7A) and the Working Scheme Plans (Drawings P6/206/5B (i) – (xi)) March 2020).

Reason: In the interests of maximising the potential for nature conservation in accordance with Policies 3(Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

29. No tipping, including the deposition of soils for restoration, shall take place to levels higher than the approved final levels indicated on the Restoration Plan (Drawing P6/206/7A7A).

Reason: To ensure that the final landform is in keeping with the locality and capable of beneficial after use and to ensure the site is not surcharged with waste materials in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

30. The final levels of the restored land including areas underneath the overhead power lines and supporting poles shall be in accordance with the Restoration Plan (Drawing P6/206/7A7A).

Reason: In the interests of health and safety in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

31. The management of surface water shall be in accordance with Section 7: Flood Risk Assessment and Drainage Strategy of the Environmental Statement Chapter 9: Hydrology, Hydrogeology and Flood Risk dated December 2018.

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

32. Planting for Bleak Hill III shall be implemented in accordance with the Restoration Plan (Drawing P6/206/7A7A).

Reason: In the interests of local amenities and the landscape character of the area in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

33. The trees or shrubs planted or required to be retained on the site in accordance with any scheme approved by the Minerals and Waste Planning Authority shall be safeguarded and maintained for the duration of the development. Any of the trees or shrubs which die, are removed or become seriously damaged or diseased before or during the approved aftercare period shall be replaced in the next planting season with other live specimens of similar number, size and species.

Reason: In the interests of the amenities of the area in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

After-Care

34. Aftercare and the programme of monitoring aftercare at Bleak Hill I, Bleak Hill II (Hamer Warren Quarry) and Bleak Hill III shall be implemented in accordance with the scheme approved on the Restoration Plan (Drawing P6/206/7A7A). Aftercare of each restored area shall commence upon the completion of the restoration in each phase. Aftercare of agricultural land shall take place for a period of 5 years. Aftercare of all planted and vegetation areas shall take place for 10 years. Aftercare shall include an annual site meeting to discuss the detailed steps necessary on the

restored land. Should the Minerals Planning Authority identify from the annual meeting that detailed revisions to the aftercare scheme are required, they shall be submitted for the approval of the Minerals Planning Authority no later than 2 weeks after each meeting.

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

Highways

35. All haul roads shall be maintained in a condition free from pot holes whilst in use and shall be removed when no longer required or during the course of site restoration, whichever is sooner. Sections of the haul road formed to a higher level than one metre below the local final restoration level, as shown on the approved Restoration Proposals Plan (drawing P6/206/7A7A), shall be removed before overburden and soils are re-spread. All sections of haul road shall be ripped before covering with overburden or soils during restoration.

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

36. Measures shall be taken to prevent mud and spoil from vehicles leaving the site and being deposited on the public highway. These measures shall be maintained for the duration of the development hereby permitted. 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).

37. All goods vehicles entering or leaving the site shall be securely sheeted.

Reason: In the interests of the amenity of residents on and near the approaches to the site in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

Nature Conservation

38. Mitigation and protected species safeguarding measures set out in ECOLOGICAL MANAGEMENT PLAN V1 April 2020 including Appendix Update: Reptile and Dormice Mitigation Measures Timeline, or any subsequent update to this report as a result of further surveys or species mitigation licencing, will be undertaken throughout the life of the development. Annual Monitoring reports will be submitted to the Minerals and Waste Planning Authority for approval. Updates to this document will be submitted to the Minerals and Waste Planning Authority for approval on an annual basis from the date of this permission. Any further surveys or data collected through this process will submitted to Hampshire Biodiversity Information Centre.

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

39. Dormice habitat and monitoring boxes shall be maintained as set out in ECOLOGICAL MANAGEMENT PLAN V1 April 2020, or any subsequent update to this report as a result of further surveys or species mitigation licencing, throughout the life of the development. An annual report on dormice shall be submitted for review by the Minerals and Waste Planning Authority and shall cover the success of the planting, the presence of the dormouse boxes and retention of the hedges. Any dormice boxes damaged or removed shall be replaced within 4 weeks of notification of their status.

Reason: in order to provide adequate mitigation and compensation for dormice, to ensure the favourable conservation status of dormice in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013).

40. A Review of the ground water monitoring data shall be submitted to the Minerals and Waste Planning Authority within 12 months from the date of this permission. The Review shall include, but not be limited to:

- a) all the groundwater level data in excel format for the monitoring period(1993 – present: hydrometric year October to September) for all observation boreholes at the site and Private Wells as measured within proximity at the site;
- b) all the stream stage data in excel format for the monitoring period for all monitoring locations along the Hamer Brook, Lomer Stream and Whitefield Brook;
- c) any rated section data for all monitoring points along the Hamer Brook, Lomer Stream and Whitefield Brook;
- d) Location, construction details and status of the installed monitoring equipment;
- e) Data analysis and interpretation to be provided to include for:
 - Update to the conceptual hydrogeological understanding of the site;
 - Assessment of the occurrence of impacts upon the water environment that may have occurred;
 - Details of any mitigation measures implemented during the monitoring period (1993 – present);
 - Discussion of data quality issues that have arisen during the monitoring period (1993 – present); and
 - Recommendations regarding improvements to the monitoring scheme and to include for consideration of the installation of flow monitoring equipment along the Hamer Brook, Lomer Stream and Whitefield Brook.

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

41. A Monitoring Strategy taking into account the recommendations in the Review of the groundwater monitoring data shall be submitted to the Minerals and Waste Planning Authority within 12 months from the date of this permission for approval in writing. The approved Monitoring Strategy shall be subject to a Review every 2 years. As part of this review the operator shall undertake a detailed hydrogeological review of operations. The approved Monitoring Strategy shall be implemented for the life of the development.

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

Plans

42. The development hereby permitted shall be carried out in accordance with the following approved plans: **P6/206/1, P6/206/2, P6/206/3, P6/206/4, P6/206/5 1 of 5, P6/206/6, P6/206/7A7A, P6/206/8 , P6/206/9, P6/206/10, P6/206/11, P4/206/5F 1 of 6, P4/206/8C, L6/206/LVIA3ALVIA3A.**

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

Note to Applicants

1. In determining this planning application, the Minerals and Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.
3. For the purposes of matters relating to this decision Heavy Goods Vehicles (HGVs) are defined as vehicles over 3.5 tonnes un-laden.
4. The County Council supports the establishment of the Liaison Panel between the site operator, Waste Planning Authority and community representatives at a suitable frequency to facilitate effective engagement with stakeholders in the interests of promoting communication between the site operator and local community. Guidance on the establishment of liaison panels is available: <http://documents.hants.gov.uk/planning-strategic/LiaisonPanelProtocolforHCCsites-November2016.pdf>

Integral Appendix B – Conditions for planning permission 19/11325

CONDITIONS

Conditions

Time Limit

1. The winning, working and processing of minerals and tipping operations at Bleak Hill I and II (Hamer Warren Quarry) shall cease on or before 31 December 2025. The site shall be restored for agriculture and nature conservation in accordance with the approved details shown on Drawings P6/206/7A (Restoration Proposals Plan) and P4/206/9A (Restoration Sections) within a further 6 months.

Reason: To minimise the duration of disturbance from the operations hereby approved 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).

Hours of Working

2. No operations authorised or required by this permission shall be carried out, and plant shall not be operated (except for equipment required in connection with de-watering operations), other than during the following hours: between 0700 and 1800 Monday to Friday, and 0700 to 1300 hours on a Saturday. No operations shall take place on Sunday or recognised Public Holidays.

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

Archaeology

3. An Archaeological Watching Brief shall be implemented on the site in accordance with the scheme approved by the Mineral Planning Authority on 17 February 2009, completed by Lang Hall Archaeology.

Reason: To protect archaeological heritage in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the Hampshire Minerals & Waste Plan (2013).

Permitted Development

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no plant, including mobile

plant, (excluding the minerals processing plant or any other buildings and structures already hereby approved or approved by any other permission relating to the site) shall be erected or operated on site.

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

Noise, Dust and Odour

5. The total noise attributable to all mineral workings (including the operation of the aggregate recycling plant, concrete crusher and landfill operations) at Bleak Hill I and Bleak Hill II (Hamer Warren Quarry) shall not exceed 50dB(A) LAeq (1HR) (Freefield) at the boundary of any noise-sensitive properties. The individual noise contribution from the operations of mineral extraction and processing, recycling, concrete crushing and landfilling shall not exceed 45dB(A) LAeq (1 HR) (Freefield) at the boundary of any noise-sensitive properties.

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

6. De-watering equipment referred to and operated outside of the working hours specified in Condition 2 (Hours of working) shall be done so in accordance with the acoustic mitigation measures outlined within the email dated 11 April 2014, subject: 'Cemex Bleak Hill Dewatering - Noise Mitigation Measures'. Noise levels generated from the site outside of the working hours and on recognised Public Holidays as specified in Condition 2 (Hours of working) shall not exceed 33dB(A) LAeq, 1h (free field) at the boundary of any noise-sensitive properties.

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

7. The operation of de-watering equipment outside of the permitted working hours specified in Condition 2 (Hours of working) shall take place no more than 60 days per calendar year. A written record of such use shall be kept on site and made available for inspection by the Mineral Planning Authority on request.

Reason: As the 24-hour operation of de-watering equipment is required only in exceptional circumstances, in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

8. The temporary operations of soil stripping, bund construction and bund removal shall not take place beyond the time period of 8 weeks in any 1 year

and shall not exceed 70dB(A) LAeq (1hr) (Free field) at the boundary of any noise-sensitive properties. A log book shall be kept on site, managed by the operators of the site, recording these conditioned temporary operations and shall be made available for inspection by the Mineral Planning Authority on request.

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

9. Mobile screens shall not be operated within 100 metres of any dwelling.

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

10. Dust suppression shall be undertaken for the duration of the development in accordance with the Environmental Management Plan April 2020.

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

Working Scheme

11. Sand and gravel extraction, backfilling with imported waste and restoration shall take place progressively in a phased manner in accordance with the approved Working Scheme Plans (Drawings P6/206/5B (i) – (xi)). The restoration of the site and its return to agricultural use shall be carried out in the timescale stated on these plans.

Reason: In the interests of local amenities and timely restoration 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).

12. No refuse shall be burnt on the site or be deposited in any watercourse.

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

13. All topsoil and overburden stripped from the areas to be excavated shall be removed and stored separately before operations commence for use in site restoration. Topsoil shall only be handled when dry and friable. Following tipping and during restoration, overburden shall be replaced and graded in accordance with the final levels hereby approved and ripped using a winged

tine subsoiler. The overburden shall in turn be covered with the topsoil in original sequence and to even depths.

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

14. All vehicles and plant employed within the site shall be fully maintained in sound working order at all times and shall be fitted with and use effective silencers provided in accordance with the manufacturer's recommendations. Vehicles and plant operating on the site shall be fitted with white noise type reversing alarms.

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

15. All vehicles shall be limited to a maximum speed of 15 miles per hour on site.

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

16. No skips or containers shall be stored on site.

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

17. The minerals processing plant shall be erected and comply with the specification detailed on drawings no. P5-206-3 (Proposed processing site layout) and P5-206-4 (Aggregate plant layout with traffic management elevations) approved by Planning Permission 16/10796.

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

Depth of Working

18. No excavation at Bleak Hill II (Hamer Warren Quarry) shall take place below 30 Metres AOD.

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

Margins

19. No excavation or storage of soils shall take place within 2 metres of those hedgerows, or under the canopies of those trees, which bound the site. Any trees or sections of hedges which die during the period of working and aftercare shall be replaced by new plants planted in accordance with a scheme specifying species, density of planting, size of plants and provisions for the maintenance to be agreed by the Mineral Planning Authority.

Reason: In the interests of local amenities and to protect the landscape character of the area in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

20. The sterilised margins around Bleak Hill I (Hamer Warren Quarry) shown on Working Scheme Plans (Drawings P4/206/5F (i) – (vi)) shall be maintained throughout the life of the development. There shall be no encroachment of extraction into these areas.

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

21. No extraction of sand and gravel shall take place within 20 metres of any public highway.

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

22. No disposal of waste material shall take place within 10 metres of the boundary at any public highway or watercourse.

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

Environmental Management

23. Environmental management of the site shall be undertaken in accordance with the Environmental Management Scheme submitted as Appendix 9 of the Environmental Statement Regulation 25 Submission dated April 2020. Operations shall not proceed except in compliance with this scheme.

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

24. Sandmartins and Little Ringed Plovers nesting at the site shall be protected in accordance with the scheme approved by the Mineral Planning Authority on 18th May 2005.

Reason: To ensure the protection of specified site breeding birds in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013).

25. No mineral extraction shall take place from the area marked as Area Protected for Nature Conservation on the Working Scheme Plans (Drawings P6/206/5B (i) – (xi)).

Reason: In the interests of the nature conservation value of the area in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013).

Survey Points

26. Timber marker posts of a height not less than 0.5 metres above the ground level shall be maintained as approved in a line parallel with the eastern and southern advanced hedgerow planting for the duration of the permission.

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

27. Survey points established in accordance with this permission shall be retained during the life of the permission as shown on drawing number P3/206/1 approved on 17 February 2009.

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

Restoration

28. No later than 6 months from the cessation of all extraction and tipping all plant and machinery, foundations, hardstandings and access roads no longer required in connection with the workings, restoration or future agricultural use of the site shall be removed.

Reason: In the interests of the amenities of the area in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

29. Only clean, uncontaminated inert material shall be imported to the site.

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

30. The phased restoration of parts of the site to nature conservation shall be undertaken, managed and aftercare implemented in accordance with the scheme approved by the Mineral Planning Authority and shown on the Restoration Plan (Drawing P6/206/7A) and the Working Scheme Plans (Drawings P6/206/5B (i) – (xi)).

Reason: In the interests of maximising the potential for nature conservation in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

31. No tipping including the deposition of soils for restoration shall take place to levels higher than the approved final levels indicated on the Restoration Plan (Drawing P6/206/7A).

Reason: To ensure that the final landform is in keeping with the locality and capable of beneficial after use and to ensure the site is not surcharged with waste materials in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

32. The final levels of the restored land including areas underneath the overhead power lines and supporting poles shall be in accordance with the Restoration Plan (Drawing P6/206/7A).

Reason: In the interests of health and safety in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

33. Each phase of Bleak Hill I (Hamer Warren Quarry) shall be drained within 2 years of its restoration in accordance with a scheme to be agreed with the Mineral Planning Authority, unless it can be demonstrated that a drainage scheme is not necessary.

Reason: To ensure that the land is satisfactorily restored in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

34. The management of surface water shall be in accordance with Section 7: Flood Risk Assessment and Drainage Strategy of the Environmental Statement Chapter 9: Hydrology, Hydrogeology and Flood Risk.

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

35. All topsoil and overburden stripped from the areas to be excavated shall be removed and stored separately before operations commence for use in site restoration. Topsoil shall only be handled when dry and friable. Following tipping and during restoration, overburden shall be replaced and graded in accordance with the final levels hereby approved, and ripped using a winged tine subsoiler. The overburden shall in turn be covered with the topsoil in original sequence and to even depths.

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

Landscaping

36. Planting for Bleak Hill II (Hamer Warren Quarry) shall be implemented in accordance with the Restoration Plan (Drawing P6/206/7A).

Reason: In the interests of local amenities and the landscape character of the area in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

37. In the event of the failure of any of the trees or shrubs planted or required to be retained on the site in accordance with any scheme approved by the Minerals Planning Authority, shall be safeguarded and maintained for the duration of the development. Any trees or shrubs which die, are removed or become seriously damaged or diseased before or during the approved aftercare period stated in Condition 38 (Aftercare), shall be replaced in the next planting season with other live specimens of similar number, size and species.

Reason: In the interests of the amenities of the area in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

After care

38. Aftercare and the programme of monitoring aftercare at Bleak Hill I and II (Hamer Warren Quarry) shall be implemented in accordance with the scheme approved on the Restoration Plan (Drawing P6/206/7A). Aftercare of each restored area shall commence upon the completion of the restoration in each phase and shall take place for a period of 10 years. Aftercare shall include an annual site meeting to discuss the detailed steps necessary on the restored land. Should the Minerals Planning Authority identify from the annual meeting that detailed revisions to the aftercare scheme are required, they shall be submitted for the approval of the Minerals Planning Authority no later than 2 weeks after each meeting.

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

Drainage

39. In the event that drainage problems are encountered in the vicinity of the overlap bund and haul road crossing Public Right Of Way 23 (Green Lane - between the Bleak Hill I and Bleak Hill II (Hamer Warren Quarry) sites), within 3 months of the event, details of measures to be taken to drain that part of the site shall be implemented in accordance with a scheme to be submitted to and approved by the Minerals Planning Authority in writing.

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

Haul roads

40. All haul roads shall be maintained in a condition free from pot holes whilst in use and shall be removed when no longer required or during the course of site restoration, whichever is sooner. Sections of the haul road formed to a higher level than one metre below the local final restoration level, as shown on the approved Restoration Proposals Plan (drawing P6/206/7A), shall be removed before overburden and soils are re-spread. All sections of haul road shall be ripped before covering with overburden or soils during restoration.

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

41. The crossover point between Footpath No.23 and the haul road between the Bleak Hill I and Bleak Hill II (Hamer Warren Quarry) sites shall be surfaced with concrete to the satisfaction of the Minerals Planning Authority. The concrete haul road crossover point shall be constructed and maintained to a width of 6 metres. This concrete surface shall extend 20m along the haul

road north and south of the crossover point. The operator shall allow for reasonable and safe public access along Footpath No. 23 and the crossover point shall be maintained in a condition free of deep ruts or mud for the duration of the development hereby approved.

Reason: In the interests of highway safety and the local amenities in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013) and Paragraph 110 of the National Planning Policy Framework (2019).

42. Wherever Public Rights Of Way (PROWs) cross the haul road between Bleak Hill I and Bleak Hill II (Hamer Warren Quarry) sites signs shall be erected to warn drivers and users of the PROWs as shown on Plan number P4/206/11 approved on 17 February 2009. The signs shall be maintained for the duration of the development.

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

43. The notices at Harbridge public Footpath No.25 crossing point shall be maintained throughout the life of the development hereby approved and shall be removed in conjunction with the final restoration. The operator shall allow for reasonable and safe public access along Footpath No. 25 and the crossover point shall be maintained in a condition free of deep ruts or mud for the duration of the development hereby approved.

Reason: In the interests of highway safety and the local amenities in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013) and Paragraph 110 of the National Planning Policy Framework (2019).

44. The design of the site access gates and signs at Bleak Hill II (Hamer Warren Quarry) sites shall be maintained in accordance with Plan number P4/206/11 approved on 17 February 2009 for the duration of the development hereby approved.

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

45. Measures shall be taken to prevent mud and spoil from vehicles leaving the site and being deposited on the public highway. These measures shall be maintained for the duration of the development hereby permitted. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway.

In the event that any mud or spoil is deposited on the highway, it shall be cleaned off at the end of each working day.

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

46. All goods vehicles entering or leaving the site shall be securely sheeted.

Reason: In the interests of the amenity of residents on and near the approaches to the site in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

Plans

47. The development hereby permitted shall be carried out in accordance with the following approved plans: **P4/2016/1, P4/206/2, P6/206/5B 1-XI, P6/206/7A, P/6/207/10, 6/206/6, P5/206/3, P5/206/4, P4/206/8C, P4/206/9A, P6/206/9, P6/206/11, L6-206-LVIA3A**

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

Notes to Applicant

1. In determining this planning application, the Minerals and Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. For the purposes of matters relating to this decision Heavy Goods Vehicles (HGVs) are defined as vehicles over 3.5 tonnes un-laden.
3. The legal agreement relating to land known as Bleak Hill II (Hamer Warren Quarry) dated 30 October 1992, for monitoring of ground water and remediation of adverse groundwater effects in the locality, continues by way of this permission.
4. The legal agreement attached to permission 70318 in respect of lorry routeing to ensure that lorries access and egress the site from the south of Harbridge Drove and to secure a financial contribution towards maintenance of Harbridge Drove, continues by way of this permission.
5. The County Council supports the establishment of the Liaison Panel between the site operator, Waste Planning Authority and community representatives at a suitable frequency to facilitate effective engagement with stakeholders in the interests of promoting communication between the site operator and local community. Guidance on the establishment of liaison

panels is available: <http://documents.hants.gov.uk/planning-strategic/LiaisonPanelProtocolforHCCsites-November2016.pdf>

6. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.

Integral Appendix C – Conditions for planning permission 19/11324

CONDITIONS

Timescale

1. The development hereby permitted shall cease operation on 31 December 2025. All development, foundations, hardstandings, plant, machinery and stockpiles hereby approved shall be removed, and the land shall then be restored in accordance with the timings, plans and details approved under Planning Permission 19/10014, or any subsequent primary planning permission that supersedes 19/10014 on the site.

Reason: To minimise the duration of disturbance from the operations hereby approved 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).

Ancillary Development

2. The development hereby permitted shall only be used for purposes ancillary to Planning Permission 19/10014, or any subsequent primary planning permission that supersedes 19/10014 on the site, and shall be implemented, operated and restored in accordance with all the conditions applying to such permission for the duration of the development.

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

Site Layout

3. The development hereby permitted shall be carried out, and only take place within the identified site area, in accordance with the approved Layout Plan (drawing P2/206/4A).

Reason: To ensure the development can operate in an efficient and sensitive manner in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

Storage of Material

4. No stockpiles of waste, aggregate or processed material shall exceed 4 metres in height and stockpiles of soil only shall not exceed 3 metres in height (from base to apex). There shall be no machinery operating on the top of stockpiles.

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

Access

5. The only vehicular access to and egress from the site shall be by way of the existing quarry access from Harbridge Drove as approved under Planning Permission 19/10014, or any subsequent primary planning permission that supersedes 19/10014 on the site.

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

Amenity Impacts

6. Breaking activities and use of the concrete crusher shall not operate outside of the hours of 0800 - 1800 hours Monday to Friday and 0800 – 1300 hours Saturday. There shall be no working on Sundays and recognised Public Holidays.

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

7. The development hereby permitted shall be carried out in accordance with the Site Environmental Management Scheme approved on 17 January 2011, as amended by the Environmental Management Scheme submitted as Appendix 9 of the Environmental Statement Regulation 25 Submission dated April 2020

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

8. Adequate water shall be available on site at all times and used to ensure that when necessary dampening down occurs during periods of dry/windy weather to ensure no visible dust is allowed to spread beyond the site boundary at any time.

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

Water Protection and Pollution

9. The development hereby permitted shall be carried out in accordance with the Assessment of the Potential Effect on the Water Environment Report approved on 17 January 2011.

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

10. There shall be no direct connection between the workings and any watercourse. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse and no water or other liquid shall be discharged direct from the site to any river, stream, ditch or other watercourse.

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

11. Any oil, fuel, lubricant or other potential pollutant shall be handled on the site 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 bunded walls of sufficient height and construction to be capable of containing 110 percent of the total volume of all of the enclosed tanks and pipework and shall also enclose all fill and drain pipes which shall vent downwards.

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

12. All foul drainage and any run-off from vehicle washing areas shall be drained to a sealed cesspit.

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

Arboriculture

13. The existing trees and hedges on the boundaries of the site shall be safeguarded and maintained for the duration of the development. Any trees or shrubs which die, are removed or become seriously damaged or diseased before or during the approved aftercare period stated in Condition 41 (Aftercare) of Planning Permission 19/10014, or any subsequent primary planning permission that supersedes 19/10014 on the site, shall be replaced

in the next planting season with other live specimens of similar number, size and species.

Reason: In the interests of the amenities of the area in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013)

14. No material shall be stored beneath the crown of any trees along the boundary of the site.

Reason: In order to protect trees along the boundary in accordance with Policies 3 (Protection of habitats and species) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Plans

15. The development hereby permitted shall be carried out in accordance with the following approved plans: **P2/206/5A, P2/206/4A**

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

Notes to Applicant

1. In determining this planning application, the Minerals and Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. For the purposes of matters relating to this decision Heavy Goods Vehicles (HGVs) are defined as vehicles over 3.5 tonnes un-laden.
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.