

**HAMPSHIRE COUNTY COUNCIL**  
**Decision Report**

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

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### **Recommendation**

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

### **Executive Summary**

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

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

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

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

## **The Site**

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

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

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

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

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

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

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

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

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

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

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

west), Avon Valley and River Avon (Ramsar and SAC) (1.5km east) and various (>1500m north); and

- Sites of Importance for Nature Conservation [SINCs]:and Ringwood Forest and Homewood (the Site is within this SINC), Somerley Closed Landfill (abuts southern boundary of site) Home Wood (Ancient Replanted) (1,270m east) and Ancient Woodland (775m west).

22. The intervening land is principally wooded / afforested in character, the site being generally well screened by commercial forestry blocks. This surrounding land is managed for commercial forestry and is a Site of Interest for Nature Conservation (SINC).

23. The site is located 4km west of the New Forest National Park. The A31 is the main highway route for Hampshire waste being delivered to the site. The A31 runs through the National Park. Cranborne Chase Area of Outstanding Natural Beauty (AONB) is located approximately 6km to the north-west of the site.

24. The site and surrounding areas are located within National Character Area (NCA) 135: Dorset Heaths, an area described in the NCA profile as containing some of the best lowland heath left in England. The NCA 131: New Forest, is situated approximately 1.3km to the east of the Site and includes the extent of the New Forest National Park.

25. The site is situated within the southern extent of the Ringwood Plantations and Heath Landscape Character Area (LCA) as identified within the Hampshire Integrated Character Assessment. The LCA extends to Verwood in the west, includes Plumley Wood to the north and the restored land of the former Somerley Landfill by Duncombe Lodge.

26. The prominent landscape within 2km of the site is either lowland wetlands, and lowland heath and moorland with naturally wet acidic, sandy and loamy soils.

27. The site is located within Flood Zone 1 (land at the lowest risk of flooding) and therefore has an annual probability of less than 1 in 1,000 of river or sea flooding. The site is located approximately 1.8km east of a Flood Zone 2 and 0.9km west of a Flood Zone. Nearby controlled water bodies include the River Avon, 2km to the east, and the Rive Crane 1.4km to the west of the application site which meets with the Ebblake stream to form the River Moors. A balancing pond is located in the south-east corner of the site installed as part of the existing surface water management plan.

28. The site has conditioned operating times of 0700 to 1800 Monday to Friday (except on recognised public holidays, apart from 25 and 26 December, when the hours are restricted to between 0800 and 1630 for the receipt of domestic

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

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

### Planning History

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

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

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

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

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

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

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

### **The Proposal**

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

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

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

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

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

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

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

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

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

### **Development Plan and Guidance**

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

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

53. The following paragraphs are relevant to this proposal:
- Paragraphs 7-8: Sustainable development;
  - Paragraph 11: Presumption in favour of sustainable development; proposals should be determined in accordance with the development plan unless material considerations indicate otherwise;
  - Paragraphs 47-50: Determining applications;
  - Paragraphs 54-57: Planning conditions;

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

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

54. The following paragraphs are relevant to the proposal:

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

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

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

56. The following paragraphs are relevant to the proposal:

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

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

### **Hampshire Minerals & Waste Plan (2013) (HMWP)**

57. The following policies are relevant to the proposal:

- Policy 1: Sustainable minerals and waste development;
- Policy 2: Climate change - mitigation and adaptation;
- Policy 3: Protection of habitats and species;
- Policy 4: Protection of the designated landscape;
- Policy 5: Protection of the countryside;
- Policy 9: Restoration of minerals and waste developments;
- Policy 10: Protecting public health, safety and amenity;
- Policy 12: Managing traffic;
- Policy 13: High-quality design of minerals and waste development;
- Policy 25: Sustainable waste management;
- Policy 26: Safeguarding - waste infrastructure;
- Policy 27: Capacity for waste management development;
- Policy 29: Locations and sites for waste management; and
- Policy 32: Non-hazardous waste landfill.

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

58. The following policies are relevant to the proposal:

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

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

59. The following policies are relevant to the proposal:

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

## **Consultations**

60. **Councillor Thierry** - Was notified

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Representations

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

- Published a notice of the application in the [Hampshire Independent](#);
- Placed notices of the application at the application site and local area;
- Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
- Notified by letter all residential properties within 100 metres of the boundary of the site.

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

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

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

## Habitats Regulation Assessment [HRA]

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

79. In accordance with the Habitats Regulations, Hampshire County Council (as a 'competent authority') must undertake a formal assessment of the implications of any new projects we may be granting planning permission for e.g. proposals that may be capable of affecting the qualifying interest features of the following European designated sites:

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

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

81. The applicant has submitted a shadow HRA with the application, Report to Inform Habitats Regulations Assessment – Stage 1 Screening, dated July 2020. The HRA screening report concludes that the proposals will have no likely significant effect on any European designated site. Natural England have not commented on the application although the Councils Ecologist has commented that *the 'assessments are found to be thorough, and I am happy that the LPA can rely on the conclusions that the habitats sensitive to these potential effects, including those within the designated sites will not be subject to any significant effect, and have therefore met their obligations as required by the Habitat Regulation'*. The findings of the HRA are documented below:

- Based on the assessments and considerations set out in Step 3, it can be concluded that the development proposal has no potential to result in LSE on any Natura 2000 sites designated under the requirements of the Habitats Directive. Therefore Stage 2: Appropriate Assessment is not considered to be necessary.

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

83. The HRA screening hereby carried out by the LPA/MWPA considers the proposed development to have **no likely significant effect** on the identified European designated sites due to:

- It is not located at a distance to be considered to have proximity to directly impact on the European designated sites;
- The site is not considered to have any functional impact pathways connecting the proposed works with any European designated sites; and
- The proposal does not have any significant increase on any adverse impacts the wider site may have.

## Climate Change

84. Hampshire County Council declared a climate change emergency on 17 June 2019. A [Climate Change Strategy and Action Plan](#) has since been adopted by the Council. When it comes to planning decisions, consideration of the relevant national or local climate change planning policy is of relevance. The Strategy and Action Plan does not form part of the development plan so is not material to decision making.

85. This proposed development has been subject to consideration of *Policy 2 (Climate change – mitigation and adoption) of the [HMWP \(2013\)](#)*. Policy 2 states that “waste developments should minimise their impact on the causes of climate change. Where applicable, waste development should reduce vulnerability and provide resilience to impacts of climate change by: a. being located and designed to help reduce greenhouse gas emissions and the more sustainable use of resources; or b. developing energy recovery facilities and to facilitate low carbon technologies; and c. avoiding areas of vulnerability to climate change and flood risk or otherwise incorporate adaptation measures”. The location of an existing Landfill Gas Utilisation Plant [LGUP] on site, helps the site to mitigate emissions from the site. The use of the LGUP would continue in the event that this application is granted.

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

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

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

### **Commentary**

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

### Principle of the development

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

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

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

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

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

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

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

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

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

### Visual impact and landscape

101. The main issue associated with the proposed development is the potential to affect landscape character and visual amenity by the raising of the levels on certain parts of the landfill to allow for an increased in the overall capacity. Therefore policies 10 and 13 of the HMWP (2013) are of relevance here. Policy 10 (Protecting public health, safety and amenity) protects residents from significant adverse visual impact. Policy 13 (High-quality design of minerals and waste development) of the [HMWP \(2013\)](#) requires that waste development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape.
102. The reprofiling would involve an increase of 2m in the post-settlement height at the northern part of the site and an increase of 1m in the southern part of the site.
103. The existing site and operations are well screened from public viewpoints and nearby residential properties by existing commercial forest areas and woodlands.
104. Views within the area are largely restricted to short range views due to the heavy density of forestry.
105. A comprehensive Landscape and Visual Assessment was submitted as part of the application. The analysis conclude that the proposed development is unlikely to cause any adverse impact to the local visual amenity and that of the designated sites within the wider landscape
106. The Council's Landscape Officer has no objections to the proposed development and accepts the assessment carried out by the applicants in support of their application. Conditions are included in **Appendix A** relate to landscape protection and to ensure the visual amenity of the locality is protected.
107. Based on the comprehensive supporting information and no objection from the Councils Landscape Officer it is considered, the proposed development is in accordance with Policies 10 (Protecting public health, safety and amenity)

and 13 (High-quality design of minerals and waste development) of the [HMWP \(2013\)](#) with respect to visual impact and landscape.

### Cultural and Archaeological Heritage

108. Policy 7 (Conserving the historic environment and heritage assets) of the [HMWP \(2013\)](#) requires minerals and waste development to protect and, wherever possible, enhance Hampshire's historic environment and heritage assets (designated and non-designated), including their settings unless it is demonstrated that the need for and benefits of the development decisively outweigh these interests.
109. The Council's Archaeologist has been consulted on the application and raises no objections to the proposal on the basis that further landfilling operations take place over existing landfill areas and areas subject to previous mineral extraction. The applicant has confirmed that this is the case.
110. With no impact on previously undisturbed areas it is considered the proposed development would have no impact upon the historic environment and therefore complies with Policy 7 (Conserving the historic environment and heritage assets) of the [HMWP \(2013\)](#).

### Ecology

111. Policy 3 (Protection of habitats and species) of the [HMWP \(2013\)](#) sets out a requirement for minerals and waste development to not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species. The policy sets out a list of sites, habitats and species which will be protected in accordance with the level of their relative importance. The policy states that development which is likely to have a significant adverse impact upon the identified sites, habitats and species will only be permitted where it is judged that the merits of the development outweigh any likely environmental damage. The policy also sets out a requirement for appropriate mitigation and compensation measures where development would cause harm to biodiversity interests.
112. The proposed operations do not go outside the existing operational boundary of the site, with existing landfilling operations remaining the same apart from the increased input of materials.
113. An Ecological Impact Assessment (EclA) has been undertaken in support of the proposed development, the assessment details that the site is a heavy disturbed area supporting habits of little or no value to biodiversity.

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

#### Impact on amenity and health

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

#### Noise

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

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

#### Dust

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

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

#### Odour

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

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

#### Litter

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

#### Gas emissions and site fires.

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

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

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

#### Vermin and insects.

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

#### Health

132. Concerns raised about potential health impacts are noted. The site is currently regulated under a full planning permission as well as an Environmental Permit from the Environment Agency. The applicant has indicated that the operations follow best practice to ensure any impacts are acceptable impacts in respect of health and that the proposed modifications to the height of the proposed landform will have no material impact on the likely impacts in respect of health and all existing practises and controls will be retained for the lifetime of the planning permission. Due to the mitigation measures already in place at the site it is not considered there would be any increased risk to human health, for example through accidents, pollution or by major accidents/disasters on site.

133. In addition to the above, these issues are also covered by the Environment Agency, Health and Safety Executive and Environmental Health rather than coming under the regulatory scope of planning. Whilst the concerns raised are recognised, they are outside of the planning systems remit to control and are covered by the jurisdictions of the other agencies.

#### Cumulative effects

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

### Potential pollution associated with the development.

140. Concerns received relating to polluting gases are noted.
141. [National Planning Practice Guidance](#) states that Planning Authorities should assume that other regulatory regimes will operate effectively rather than seek to control any processes, health and safety issues or emissions themselves where these are subject to approval under other regimes
142. Planning and permitting decisions are separate but closely linked. Planning permission determines if a development is an acceptable use of the land. Permitting determines if an operation can be managed on an ongoing basis to prevent or minimise pollution. The permit regulates the landfill site and the associated activities, including the management of landfill gas, to ensure that operations are controlled in such a way that there is no significant risk of pollution of the environment, harm to human health, or detriment to amenity. The permit is regulated by the Environment Agency who have been consulted on the application and have raised no objection to the proposal.

### Flooding

143. Policy 11 (Flood risk and prevention) of the [HMWP \(2013\)](#) relates to minerals and waste development in flood risk areas and sets criteria which developments should be consistent with relating to flood risk offsite, flood protection, flood resilience and resistance measures, design of drainage, net surface water run-off and Sustainable Drainage Systems. A Surface Water Management Plan has been submitted as part of the application.
144. The surface water management plan details that the contained landfill and altered profile would, without mitigation, have potential negative impacts on surface water runoff and the quality of surface water from the site, increasing the risk of flooding within the surrounding area.
145. Whilst the sand and gravel was extracted creating the landfill void, sand and gravel deposits are still present around the edge of the site. Infiltration testing has confirmed it is possible to dispose of surface water run-off from the site to ground. The Surface Water Management Plan details that two soakaways constructed in natural ground outside of the landfill footprint but within the site, two Swales and a seasonal wetland area will be used to manage surface water within the site with no off site discharge being required.
146. Concerns have been raised regarding increase in water levels as a result of landfilling operations and these are noted. Comments were also received in

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

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

#### Highways impact

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

## Restoration and aftercare

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

## Economic

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

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

### Conclusions

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

### **Recommendation**

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

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

### Appendices:

Appendix A – Conditions

Appendix B- Committee Plan

Appendix C – Site Location Plan

Appendix D- Application Boundary Plan

Appendix E – Phasing and Restoration Plan

**REQUIRED CORPORATE AND LEGAL INFORMATION:**

**Links to the Strategic Plan**

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

**Section 100 D - Local Government Act 1972 - background documents**

**The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)**

Document

Location

21/10083

Hampshire County Council

NF105

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

## **EQUALITIES IMPACT ASSESSMENTS:**

### **1. Equality Duty**

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

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

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

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

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

## CONDITIONS

### Timescale

1. The working and phasing of the site shall be implemented in accordance with the 'Proposed post settlement restoration contours plan' (BH\_PPSRC\_1219) subject to the requirements of Condition 2 (Notification of commencement).

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

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

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

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

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

### Working Programme

4. Operations at the site shall be carried out in accordance with the 'Proposed post settlement restoration contours plan' (BH\_PPSRC\_1219) and the Surface Water Management Plan and as defined in the approved Planning Statement.

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

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

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

### **Restriction of Permitted Development Rights**

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

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

### **Hours of Working**

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

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

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

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

### **Tipping Limits and Finished Levels**

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

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

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

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

### **Landfill Gas and Leachate Control**

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

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

### **Type of Waste**

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

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

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

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

### **Highways**

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

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

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

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

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

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

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

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

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

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

- 18 All goods vehicles entering and leaving the site shall be sheeted.

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

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

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

### **Nature Conservation**

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

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

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

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

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

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

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

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

### **Environmental enhancements**

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

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

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

### **Dust, waste and odour**

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

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

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

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

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

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

### **Animal Control**

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

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

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

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

## **Lighting**

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

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

## **Noise**

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

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

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

Reason: To reduce the impact of the development on the locality and avoid an engineered appearance of the bunds that would be out of keeping with the rural locality in accordance with Policies 5 (Protection of the countryside), 10

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

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

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

### **Protection of the Water Environment**

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

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

### **Landscape**

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

Reason: To reduce the impact of the development on the locality in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals and Waste Plan (2013).

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

Reason: The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interest of visual amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals and Waste Plan (2013).

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

Reason: The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interest of visual amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals and Waste Plan (2013).

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

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

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

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

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

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

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

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

### **Soil Stripping and Storage**

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

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

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

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

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

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

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

## **Restoration**

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

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

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

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

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

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

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

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

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

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

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

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

### **Aftercare**

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

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

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

### **Notes to applicant**

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

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

- 5 The operator should be aware they are responsible for littering caused by waste from this site, resulting in any manner such as being wind-blown or falling from Goods vehicles travelling to and from the site. It is acknowledged that the opportunities to clean up of litter on public highways is limited, but the operator should take all reasonable and necessary measures to prevent litter and to collect and dispose of any that does occur, on or off their site.
- 6 This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.