

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

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	17 September 2014
<b>Title:</b>	<p><u>Application A</u></p> <p>Application for variation to conditions 1 &amp; 27 of permission 00/00679/CMA to extend life of site for extraction and restoration and to revise restoration scheme at Bramshill Plateau, Hartley Wintney. (Application No.14/00063/CMA) (Site ref: HR042)</p> <p><u>Application B</u></p> <p>Application for variation to condition 2 of planning permission 08/00471/CMA to extend the time limit for retention of conveyor bridge at Bramshill Plateau, Hartley Wintney. (Application No.14/00060/CMA) (Site ref: HR042)</p>
<b>Reference:</b>	6110
<b>Report From:</b>	Head of County Planning

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## 1. Executive Summary

- 1.1 This report considers two applications with one accompanying Environmental Assessment to extend timescales at Bramshill Quarry, Bramshill Plateau, near Hartley Wintney.

Application A requests an extension of the timescales for the extraction of sand and gravel from Bramshill Quarry and the subsequent restoration of the site by 7 years to 31st December 2020 ; and, it also seeks to revise the approved restoration scheme by the varying of conditions 1 and 27 of planning permission 00/00679/CMA.

Application B seeks to vary condition 2 of planning permission 08/00471/CMA to extend the time limit for retention of the mineral conveyor bridge at Bramshill Plateau, Hartley Wintney. (Application No.14/00060/CMA) so that the mineral conveyor routed across the purpose built bridge transporting mineral across the A30, -to the mineral plant site for processing – can remain for the same time period commensurate with the proposed end date for mineral extraction and restoration of Bramshill Plateau (Application A).

- 1.2 In keeping with national policy permitted, the proposed timescale extensions would ensure best use is made of mineral resources, which would otherwise

be sterilised. Bramshill Plateau would continue to contribute to an adequate and steady supply of minerals in the County and in turn support sustainable economic growth which is heavily reliant on the provision of construction materials.

- 1.3 The proposed extension to the operational timescales alongside the proposed revision to the restoration scheme would ensure that a high quality restoration is delivered that will enable a long term beneficial after-use.
- 1.4 Technical assessments, undertaken as part of the EIA accompanying this application have concluded that the proposed development can be undertaken without impacting on local amenity through the adoption of proven measures to mitigate against impacts such as dust or noise.
- 1.5 The site will continue to operate in accordance with all other planning conditions pursuant to planning permission 00/00679/CMA that ensure operations take account of the local amenity, environment, natural resources and highway safety. These conditions would be brought forward as part of any permission granted here.
- 1.6 This site at Bramshill Plateau is safeguarded for extraction under Policy 20 of the MWLP (2013). The key issues raised by the proposed variations for extension of time and revisions to the form of restoration are:
  - Landscape Impacts;
  - Amenity Impacts;
  - Hydrology and Flood risk;
  - Ecology;
  - Public access;
  - Highway safety and environmental impacts of traffic; and
  - Need and policy compliance.

#### **Reasons for decision – Applications A and B**

- 1.7 It is considered that the proposal, subject to proposed mitigation secured through a legal agreement, conditions and approved documentation, would be in accordance with the Hampshire Minerals and Waste Plan (2013) as it provides a contribution towards national and local mineral supply ( Policy 17, 20 ), is a sustainable form of development (Policy 1, 2 ) and that the impacts of the development on landscape (Policy 5, 9, 13), amenity of the local residents (Policy 10) would be satisfactory, there would be no significant health or pollution impacts generated by the development or its restoration (Policy 9, 10), it would cause no significant biodiversity impacts and would enhance biodiversity through its restoration (Policy 3), there would be no significant impacts to hydrology, or flood risk (Policy 10,11), the development would provide for a sustainable after use and it would be acceptable in terms of highway safety and convenience (Policy 12 ).

#### **2. Site**

- 2.1 The site, known as Bramshill Plateau, extends across approximately 120 hectares situated equidistant between the Hampshire towns of Hartley Wintney, approximately 2km to the south west and Yateley, approximately 2km to the north east. The site location is shown on Plan No. 1 attached to

this report. The nearest residential properties, as shown on the attached location plan are: Caravan Site (opposite the Collard recycling site), Hawkers Lodge, The Kennels, and 1 & 2 Hartfordbridge Flats. Vehicle access to the site is served from Welsh Drive in the form of a priority T junction with the A327. To the north of the site access the A327 travels towards Reading and the M4 motorway while south of the site the A327 joins the A30 at the Hartford Bridge flats junction which can be used to access destinations within Hampshire including the M3 motorway.

- 2.2 Bramshill Plateau is an active sand and gravel quarry. The site lies on the edge of the Bramshill Plateau and forms part of an extensive area of coniferous plantation known as Bramshill Forest. The site as a whole is split into a series of individual parcels by the local road network as shown on attached Plan No. 2, marked Areas A, B, C and D.
- 2.3 Areas A and B have already largely been dug and restored. Area D is currently being dug and Area C has yet to be dug.
- 2.4 **Area A – Plant site and forestry** - is the northernmost parcel of land (to the west of the A327 and to the north of the B3016) which has been worked for mineral and some of this parcel has been restored to commercial forestry but the majority comprises the location of the sand and gravel processing plant. In addition a significant portion of this land parcel adjacent to the A327 has been split off from the existing mineral operation and is operated as an aggregates recycling facility by R. Collard Limited (to the east of the mineral plant site).
- 2.5 **Area B – Mineral Storage London Road Heath** - this parcel of land lies to the south of the B3106 and north of the A30 and has also been fully worked for mineral. This area is formally known as London Road Heath. This area has been restored, with the exception of an area where mineral is stockpiled after being taken across the A30 by conveyor bridge. This stockpiled mineral is collected by dump truck and transported to the processing plant. A tunnel under the B3106 allows the dump trucks to travel between the processing plant site and the stockpiling area without going on the public highway.
- 2.6 **Area C – Star Hill Plantation** - This parcel of land to the south of the A30 and to the west of Blackbushes Road has not yet been worked for mineral. This area is formally known as Star Hill Plantation. This area has in part been developed as the location of the conveyor bridge crossing over the A30.
- 2.7 **Area D – Active quarry site - Land south of A30**
- 2.8 The following Environmental constraints affect this site:
  - Thames Basins Heaths SPA
  - SSSI- Castle Bottom to Yateley and Hawley Commons
  - SSSI- Bramshill
  - ROW- Welsh Drive bridleway and footpath;
  - Historic Park and Garden - Bramshill Park
  - SAM-(Scheduled Ancient Monument) – Faeston Dic Linear earthwork
  - Groundwater Vulnerability Zones
  - Blackbush Airport safeguarding
  - Farnborough Airfield Safeguarding
  - Odiham Airport

### **3. Planning History**

- 3.1 There is a history of sand and gravel extraction at Bramshill Quarry dating back to the 1970s.
- 3.2 The geology at the site comprises superficial sands and gravels overlying sands and clays comprising the Bracklesham Group. The superficial sand and gravels form the economic mineral reserve.
- 3.3 The site is working under the existing mineral permission granted in 2002 (planning permission 00/00679/CMA) for 'Extraction of sand and gravel with retention of existing processing plant and ancillary facilities' as a continuation to the earlier permitted mineral working. In 2006, part of the site already extracted for mineral, to the east of the mineral plant site and due south of the Welsh Drive, was subject to a temporary 5 year recycling permission (06/02863/CMA) and for which Members resolved to grant a permanent secondary aggregate recycling facility at committee earlier this year. Members will recall this site, operated by R. Collard Ltd., as it was the subject of a Members Site visit prior to being determined at committee. The adjacent mineral site, operated by the applicant, was also highlighted to members at the site visit.
- 3.4 This facility is now therefore a completely separate operation from the mineral working subject of this application. The location of this recycling facility is shown on the Regulatory Committee Plan due east of the applicant's mineral plant site and south of the Welsh Drive. Member's resolution for the permanent facility was subject to a Section 106 Agreement for the creation of a new bridleway for highway safety reasons as the Welsh Drive is not only a bridleway but also the access to the recycling facility and also to the mineral working and mineral plant site.
- 3.5 In 2008 planning permission 08/00471/CMA was granted for the 'Proposed variation of the permitted method of working requiring amendments to conditions 2 and 26 of planning permission 00/00679/CMA together with an application to erect a mineral conveyor bridge crossing the A30'. This permission allowed for mineral won in those phases of Bramshill Plateau to the south of the A30 to be transported by conveyor across the A30 to the processing plant, rather than be transported by dump truck via a tunnel under the road.
- 3.6 The Bramshill Plateau extraction site is subject to a Section 106 (S106) legal agreement. The principal requirements of the S106 are: the provision and implementation of a 'Heathland Site Management Plan'; the provision of a 'Path and Public Access Area'; and Undertaking 'Archaeological Mitigation Works'
- 3.7 Sand and gravel extraction from Bramshill Plateau started in 2002 following the granting of planning permission by Hampshire County Council. In this time the extractive works have progressed from the northern areas of the site to the southern. Following extraction of sand and gravel the site is being progressively restored to commercial forestry as per the original land use. However, due to the economic climate that has been prevalent since that time, the working of site has not been as rapid as anticipated and therefore a

longer timescale is required for the remainder of the mineral to be extracted and for the subsequent restoration of the site.

- 3.8 Extracted mineral is transported to the conveyor by dump truck where it is loaded onto the conveyor and carried across the A30 and deposited in the stockpiling area. Dump trucks access this parcel of land via a surface crossing across the Blackbushes Road.
- 3.9 The largest parcel of land is to the east of the Blackbushes Road and to the south of the A30 (annotated D on Plan 1). This area is formally known as Yateley Heath Wood. This is the area where sand and gravel extraction and progressive restoration is currently taking place. The extracted mineral is transported by dump truck to the conveyor via the surface crossing across the Blackbushes Road.
- 3.10 Additionally, some of the mineral located on the site was found to be unsuitable for extraction in Phase 6 of Area D – formerly Yateley Heath Wood- and as a result has been left in situ. As a consequence, the final restoration profile and contours have been altered and a revised restoration scheme is proposed for this part of the site as the originally proposed restoration contours are no longer achievable.
- 3.11 There are legal agreements attached to existing site permission being varied by Application A and B. For application A the existing agreements relate to the provision and implementation of a Heathland Site Management Plan'; the provision of a Path and Public Access Area and undertaking archaeological works. For Application B an existing legal agreement relates to the conveyor bridge (including its subsequent method of removal and reinstatement) and the signalised crossing.

## **4.0 The Proposal**

### Application A

- 4.1 The current planning permission for Bramshill Plateau requires the extraction of sand and gravel to cease by the 31st December 2013. However, the extraction of sand and gravel has not yet been completed and a 7 year extension is sought within which to complete the mineral working and restore the site. It is therefore proposed to continue sand and gravel extraction until 31 December 2020.
- 4.2 It is estimated that the remaining mineral reserve at Bramshill Plateau totals some 900,000 tonnes. It is expected that this remaining mineral will be won at a rate of approximately 150,000 tonnes per annum over the next six years with one further year required to decommission the site infrastructure and complete the restoration of the site.
- 4.3 In addition, it is proposed to amend the restoration plan for the site that was agreed under the current planning permission. Under the agreed scheme, the site is being progressively restored to commercial forestry. However, as a consequence of the mineral in Phase 6 of the site being unsuitable for extraction the final restoration profile and contours are proposed to be altered.

- 4.4 The proposed restoration scheme incorporates forestry, broadleaved or mixed woodland, grassland with an access ride, and an area of acid grassland and bare sand for biodiversity gain. The site is being restored using site derived materials, i.e. mineral overburden and soils, which are shaped into ridge and furrows in areas of completed sand and gravel extraction. The new proposed restoration scheme for land to the south of the A30 is shown in attached Plan No. 3.
- 4.5 The phasing sequence for mineral extraction and restoration of the site is set out in Plan No. 2 attached to this report.
- 4.6 Mineral extraction is currently being undertaken in Phase 7 and Phases 8 – 12 remain to be worked. The exact timings of working and restoring each remaining phase over the next 7 years has not been established and will in any event be subject to the quality and amount of mineral found in each phase. However, it is anticipated these phases will yield approximately 900,000 tonnes with extraction undertaken over approximately 6 years allowing 1 year for the completion of the restoration works.
- 4.7 The working and restoration sequence is proposed to be changed as follows:
- a) Phase 8 Extraction = Phase 7 Restoration
  - b) Phase 9 Extraction = Phase 8 Restoration
  - c) Phase 10 Extraction = Phase 9 Restoration
  - d) Phase 11 Extraction = Phase 10 Restoration
  - e) Phase 12 Extraction = Phase 11 Restoration
  - f) Restoration Phase 12 & Completing Phase 4 Restoration (Including Removal of Conveyor)
  - g) Restoration of Silt Lagoons & Removal of Processing Plant
  - h) Extraction of Mineral beneath Processing Plant
  - i) Restoration of Processing Plant Area
- 4.8 The primary access to Bramshill Plateau is located on the A327 and utilises the Welsh Drive bridleway as it always has done historically. This access is shared with the adjacent aggregates recycling facility operated by R. Collard Ltd. A secondary site access is located at a traffic signal controlled crossing point on Blackbushes Road south of the A30 which provides a safe crossing point for dump trucks to transport extracted material from Yateley Heath Wood to the conveyor located in Star Hill Plantation.
- 4.9 The internal haul route within Yateley Heath Wood currently runs from the entrance at the surface crossing on Blackbushes Road. It is proposed to realign this internal haul route for the remainder of mineral extraction and restoration works within Yateley Heath Wood to allow for more efficient transportation of extracted mineral.
- 4.10 Approximately 900,000 tonnes is proposed to be extracted over circa six years with final restoration over one further year. This represents an annual average extraction rate of around 150,000 tonnes per annum over the six year period. This is equivalent to around 580 tonnes per day or 36 loads per day (72 two-way trips) having assumed a capacity of 16 tonnes per load it is estimated that the proposed development will generate an average of 72 two-way HGV movements per day. This is based upon the transport assessment calculations of exporting processed sand and gravel in a combination of 18 tonne payload and 16 tonne payload HGVs. Existing traffic generation by

the site is calculated based on the amount of material the site generates and the amount of HGV loads (16 tonne average payload) that would be required to move it. The sites existing average trip generation has been calculated to be 32 trips per day (64 two way). In addition the Chandlers Farm site at Eversley Cross is proposed to provide a further 50,000 tonnes which will need to be transported to the Warren Heath application site over a period of 6 months. The temporary importation of material will generate an additional 40 trips per day in addition to the expected future trip generation.

### **Importation from Chandlers Farm**

- 4.11 Chandlers Farm is a CEMEX owned mineral working located at Eversley approximately 3km to the north of Bramshill Plateau. Chandlers Farm is currently being restored and the on site processing plant is being utilised to process mineral from the adjacent Fleethill Farm quarry. Members may recall the applications for Chandlers Farm that were resolved to be granted subject to a Section 106 agreement earlier this year. It is proposed that at final restoration, upon removal of the processing plant from Chandlers Farm that the remaining unworked mineral from beneath the processing plant is extracted and transported to Bramshill Plateau for processing.
- 4.12 The mineral beneath the processing plant at Chandlers Farm is estimated to amount to 50,000 tonnes and it is anticipated that this will take 6 months to extract. An assessment has been made within this Environmental Statement of the impact of the additional HGV movements required for a six month period when Bramshill Plateau is utilised to process the final extracted mineral from Chandlers Farm.

### **Staff and Working Hours**

- 4.13 The site currently employs 7 full time staff and these positions will be required for the duration of the proposed development.
- 4.14 Working hours for operations will be as follows:  
Monday to Friday: 0700 to 1800  
Saturday: 0700 to 1300 (no site preparation works to be undertaken before 0800)  
There will be no operations at any time on Sundays and Bank Holidays.

### **Application B**

- 4.15 Planning permission is sought to vary condition 2 of planning permission 08/00471/CMA to extend the time limit for retention of conveyor bridge at Bramshill Plateau. (Application No.14/00060/CMA) (Site ref: HR042)
- 4.16 Condition 2 of planning permission 08/00471/CMA states:  
“The conveyor bridge shall be removed within 6 months of the completion of sand and gravel extraction permitted under planning permission 00/00679/CMA or by 31 December 2013 whichever is the sooner, unless otherwise agreed in writing by the Mineral Planning Authority.”
- 4.17 As a consequence of Application A being submitted to Hampshire County Council seeking an extension of time in which to extract sand and gravel from Bramshill Plateau, there is a necessary requirement to also vary condition 2

of planning permission 08/00471/CMA to enable the continued use of the conveyor to transport the mineral across the A30 to the plant site..

4.18 The Environmental Statement submitted addresses both Application A and Application B and Application A has considered the operations as they are currently undertaken, which has included the use of the conveyor across the A30.

4.19 It is proposed to vary condition 2 of planning permission 08/00471/CMA as follows:

“The conveyor bridge shall be removed within 6 months of the completion of sand and gravel extraction permitted under planning permission 00/00679/CMA or by 31 December 2020 whichever is the sooner, unless otherwise agreed in writing by the Mineral Planning Authority.”

4.20 The proposed variation would enable the use of the conveyor for the transportation of mineral across the A30 to continue for up to a further 7 years.

## 2. **Environmental Statement**

5.1 An Environmental Statement has been submitted that addresses the impacts caused by both Application A and Application B which are interlinked.

5.2 **Ecology**- the assessment concluded that although it is anticipated that there will be additional ecological impacts during the operational phase as a result of the revised restoration scheme and extended operational phase, the long-term restoration plans have sought to further enhance the site for biodiversity in accordance with planning policy through the creation of new, more ecologically valuable habitats and the enhancement of connectivity throughout the wider area. Species-specific mitigation will be implemented to minimise impacts on the populations of those species that are present within the site in the short-term and the scheme will continue to have a long-term, permanent and positive impact on ecology.

5.3 **Landscape**- the assessment concludes that together with the continued compliance with the relevant planning conditions pursuant to planning permission 00/00679/CMA that deal with screening and landscape proposals at the quarry, mitigation measures will continue to be effective during the extended period of quarrying. Furthermore, the proposed final restoration scheme will contribute positively to the setting of nearby properties.

5.4 **Hydrology and Flooding** - the sensitivity to hydrological and hydrogeological impacts is greatest in Areas A and B as these areas were dug below a water table that provides water to four small streams that feed the ponds present within Bramshill SSSI. The sensitivity to hydrological and hydrogeological impacts for Areas C and D is much smaller as the sand and gravel extraction is restricted to above the water table. Whilst the assessment identified the potential for the development to result in changes to surface and ground water levels and quality, these effects can be mitigated through the adoption of good site working practices and the continuation of an existing monitoring and maintenance regime of surface and groundwater levels to inform operations.

- 5.5 In relation to flood risk, the assessment found that, providing basic water management measures are put in place, the development will not increase the flood risk off site. The assessment concludes that, subject to the agreed digging and restoration plans and good industry practice being followed, the operation would have a negligible impact on surface water or groundwater receptors.

It states the proposed development may increase run-off during the quarry operational phase but the quarry drainage system will have adequate capacity to store all of the storm run-off from the Site. No offsite discharge is proposed due to the permeable geology which will allow run-off to infiltrate to ground relatively easily. Once the Site is restored to forest, run-off will infiltrate rapidly or collect in low points where it will infiltrate to ground. Providing the recommended basic water management measures are put in place, the development will not increase the flood risk off site.

- 5.6 **Noise** - the assessment identified a number of receptors in the vicinity of Bramshill Plateau that would be sensitive to noise generation. The noise effects associated with the proposed development are predicted to vary between the identified receptors. However, taking into account the noise attenuation measures already present on the site, at no time are the operations predicted to result in noise that would exceed the current operational limits or national guidance.
- 5.7 A noise assessment of the proposed development has been undertaken as part of the EIA. This assessment has considered potential effects of noise generated as a result of the continued extraction of sand and gravel and the subsequent restoration of the site until 31st December 2020. The assessment has utilised the criteria set by condition 13 of the extant planning permission for the site. Condition 13 requires noise from the operations to remain below the following limits:
- Location Criterion LAeq**  
Caravan Site - 55 LAeq  
Hawkers Lodge - 55 LAeq  
The Kennels - 53 LAeq  
1 & 2 Hartfordbridge Flats - 55 LAeq
- 5.8 The assessment concludes that: provided that the operations are undertaken in accordance with an updated scheme of noise monitoring and controls in accordance with the requirements of condition 14 of the extant permission, "Noise levels from the proposed activities are predicted to be within all criteria at all times during the proposed quarry operating hours."
- 5.9 **Air Quality** - A number of sensitive receptor locations close to the development site were identified in order to predict the likely dust impacts of the proposed development from on site activities. These receptors include a number of residential properties, the closest of which is 50m from the site boundary. The qualitative dust impact assessment determined that dust sensitive receptors could experience increased levels of dust and particulate matter during calm weather conditions. However, these are predicted to be short term and temporary effects. Throughout this period good site working practices including covering HGV loads and maintenance of the site haul roads, as implemented for the existing operations, will eliminate any nuisance caused by airborne particulates.

- 5.10 The EIA has considered the potential for the proposed development to affect the baseline air quality in the vicinity of the site and the surrounding area. The assessment found that effects upon air quality would arise as a result of dust emissions generated by the proposed on-site activities. However, these emissions could be appropriately mitigated through the adoption of good site working practices that could include the following:
- minimisation of stockpile heights;
  - low site speed limits; and
  - sheeting of material carrying vehicles.
- 5.11 The assessment recommends that the operations continue to be undertaken in accordance with conditions 9 – 12 of the current planning permission. Provided that this is achieved, the assessment concludes that: “there will be no significant adverse effect to air quality resulting from the proposed development site and as such no additional mitigation is required.”
- 5.12 **Highways** -the proposed development would generate an average of 72 two-way HGV movements per day over the lifetime of the development, with a peak of 112 movements for a single 6 month period for the processing of material imported from a nearby quarry. However, to ensure a robust assessment of the site access, the assessment is based on an additional 150 two-way HGV trips per day. This equates to a peak of 8 two-way HGV trips per hour. The assessment has examined the highway impact of additional traffic generated by the proposed development at the site access. It was found that the proposed development would have a negligible impact and that the junction has ample reserve capacity. It is therefore considered that the proposed development will have no material adverse impact on the safety or operation of the access or the adjacent highway network and that the proposals are acceptable from a transportation perspective.

The assessment found that “the proposed extension of time would result in a negligible adverse effect from a transportation perspective. The effects are considered to give rise to an insignificant impact given the very low trip generation from Bramshill quarry and the comparatively large impact of the recycling activity in the adjacent site. In conclusion, the extension of time could be accommodated without material detriment to the environment.”

- 5.13 **Archaeological and Cultural heritage**- several features of potential archaeological interest have been identified within the proposed development site. These features include mounds, banks and ditches, some of which correlate with historic parish boundaries. A programme of archaeological intervention is proposed to investigate these features and where appropriate, to record them prior to extraction commencing. There is considered to be a low potential to discover previously unrecorded remains within the development site. A Scheduled dyke, known as Festaen Dic, is located to the east of the development site. Although the line of the dyke is projected to continue into the development site, no evidence for this has been identified during previous surveys. Following felling of the commercial forestry the projected line will be reinvestigated to confirm the changing site conditions has not brought new evidence to light. Bramshill Park is a Grade II\* Registered Park and Garden, primarily located to the west of the development site, a single linear ride known as Sir Richard’s Ride extends into the previously extracted area to the north of the A30. The ride is a linear

wooded track that leads from the main house to Hawkers Lodge. This area forms part of the land already subject to extraction but still to be restored. The restoration plan has respected the line of Sir Richard's Ride within Bramshill Registered Park and Garden and surrounding woodland will be reinstated. No further mitigation is recommended.

- 5.14 **Overall ES Conclusion** -The ES concludes that subject to full implementation of identified mitigation measures, including ongoing compliance with existing planning conditions as attached to the current planning permission for the site, negative impacts of the proposed extension of time for sand and gravel extraction, revised restoration and retention of bridge conveyor at Bramshill Plateau will be environmentally acceptable.

## 6. Development plan

- 6.1 **The Hampshire Minerals and Waste Plan**, adopted in October 2013

*Policy 1 – Sustainable minerals and waste development*

*Policy 2 - Climate change – mitigation and adaption*

*Policy 3 – Protection of habitats and species*

*Policy 5 - Protection of the countryside*

*Policy 7 – Historic environment and heritage assets*

*Policy 8 – Protection of soils*

*Policy 9 – Restoration of mineral and waste development*

*Policy 10 - Protecting public health, safety and amenity)*

*Policy 11 – Flood risk and prevention*

*Policy 12 – Managing traffic*

*Policy 13- High quality design of minerals and waste development*

*Policy 15 - Safeguarding*

*Policy 17 - Aggregates supply*

*Policy 20 – Chandlers Farm – mineral extraction will be permitted*

- 6.2 **First Alterations to the Hart District Local Plan (Replacement) 'Saved Policies', adopted in June 2006** and Hart District Local Plan (Replacement) 1996 to 2006 'Saved Policies', adopted in December 2002. **Policy GEN 1:** General Policy for Development. Policy GEN 1 aims to ensure that "... new developments in the District are sustainable, in keeping with their surrounding buildings and countryside, do not adversely affect the amenities of existing residents or activities, do not cause major noise problems and are not located in areas liable to flood."

- 6.3 **National Planning Policy Framework (NPPF)** - The NPPF establishes the importance of minerals to the provision of "... the infrastructure, energy and goods that the country needs ...", and when determining planning applications local planning authorities are to "... give great weight to the benefits of mineral extraction, including the economy ..." (paragraphs 142 & 144). Paragraph 142 goes on to recognise that minerals can only be worked where they are found. Paragraph 145 advises that: "Mineral Planning Authorities should plan for a steady and adequate supply of aggregates by; making provision for the maintenance of landbanks of at least 7 years for sand and gravel. Longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites; and Ensuring that large landbanks bound up in a very few sites do not stifle competition" Through local plans and the determining of planning

applications, provision should be made for restoration and aftercare to be carried out to high environmental standards (paragraphs 143, bullet 8 and 144, bullet 6). The NPPF recognises that mineral sites may be appropriately restored for a range of after-uses including agriculture, forestry, recreation and nature conservation.

Paragraph 118 of the NPPF And Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.

## 7. Consultations

- 7.1 **The local member Councillor David Simpson** is a member of the Regulatory Committee and has been notified of the application.
- 7.2 **Hart District Council** - raises no objection to the application. It states the Hampshire MWDP Foreword states that sand and gravel cannot practically be transported very far but that it is important for the local economy. The MWDP identifies a number of local extraction for sharp sand and gravel amongst other minerals, to provide clarity and certainty of delivery. Identified resources in Hampshire, which include these sites, account for approximately 20% of the future annual supply of gravel and all sand types.
- 7.3 **Eversley Parish Council** has been consulted on the proposal.
- 7.4 **English Heritage** states that extraction will have a short term impact on the ancient scheduled ancient monument (Linear earthwork known as Festaen Dic) during extraction. However this harm will only be temporary and will be adequately rectified through the reinstatement measures outlined in the application. It considers the mitigation measures outlined in the ES are appropriate. It recommends that Hampshire County Council determine the application in accordance with local and national policy and on the basis of its specialist conservation advice.
- 7.5 **Environment Agency** - having reviewed the EIA documents associated with the Environmental Statement, the Agency states it is happy to agree to the variations of conditions 1 & 27 of planning permission 00/00679/CMA; providing the following documents are reviewed by the local authority prior to permission being granted:

Environmental Permit - An Environmental Permit or variation to an existing Environmental Permit may be required for these proposed extended gravel works. In order to ensure that the environment is properly protected environmental monitoring will be required. Details of this monitoring programme should be included in the request for a permit extension. All environmental monitoring should be retained for the remainder of the permission to ensure sensitive receptors are properly protected. Due to the location of the sites within the Thames Basin Heaths (Special Protection Area) there are a number of protected species present locally. Environmental monitoring will ensure that impacts to local protected habitats and species

are identified and measures put in place where any breaches in monitoring limits are identified.

- 7.6 **Natural England** – raises no objection in principle to the proposal subject to proposed mitigation as identified with the applications and Environmental Statement. Natural England states the application site is within or in close proximity to a European designated site (also commonly referred to as Natura 2000 sites), and the application site is partly within the Bramshill Site of Special Scientific Interest (SSSI), as well as the Castle Bottom to Yateley and Hawley Commons SSSI, both of which form part of the Thames Basin Heaths Special Protection Area (SPA) which is a European site.

Natural England advises that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which the Thames Basin Heaths SPA has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.

The Thames Basin Heaths SPA was classified on 9th March 2005 under the EC Birds Directive, as it supports important breeding populations of number of birds of lowland heathland, namely nightjar, woodlark and Dartford warbler. The application for a time extension of seven years does prolong the time for which these birds will be disturbed by habitat removal, noise and other activities associated with quarrying. We note the consideration given to the SPA in the application documents and are satisfied with the measures included in the application to reduce impacts on the Thames Basin Heaths SPA.

This application is in close proximity to Bramshill SSSI and Castle Bottom to Yateley and Hawley Commons SSSI. Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. NE therefore advises that this SSSI does not represent a constraint in determining this application.

With regards Hydrology and Flood Risk NE notes that the hydrological and hydrogeological impacts were identified as being most significant in Areas A and B, as these areas were dug below a perched water table that provides baseflow discharge to four streams that feed ponds present in Bramshill SSSI. A condition was attached to the original planning permission which made a commitment to maintain levels in the stream and ground water feeding ponds to the SSSI. NE states that it understands that Areas A and B have been excavated and restored.

Sensitivity to such impacts is considered less significant for Areas C and D as sand and gravel extraction is restricted above the water table. As such, the continued extraction in these areas is not considered to be likely to significantly affect Bramshill SSSI.

This application provides various opportunities to incorporate features into the design which are beneficial to wildlife as detailed in the ecological report, such as the incorporation of roosting opportunities for bats, the installation of bird nest boxes and the use of native species in the landscape and restoration plans.

Natural England welcomes the Draft Heads of Term for the S106 agreement for the Heathland Site Management Plan which shall identify management objectives and outline appropriate actions for achieving the following objectives:

- i. to perpetuate the survival and encourage the development of semi-natural plant communities to complement the area of heathland within the adjoining SSSI
- ii. to retain and enhance the ecological interests of the area
- iii. to ensure the long term survival of the characteristic flora and fauna of the area; and
- iv. to control regeneration of inappropriate invasive species.

Natural England notes the proposals to restore the site to acid grassland, including areas of bare sand for invertebrate interest. While it welcomes the proposal to designate areas for biodiversity gain, it strongly recommends inclusion of suitable heather species in restoration plans to further facilitate establishment of heathland, rather than acidic grassland. Natural England expects such details of restoration to be detailed in the Heathland Management Plan, which should be compiled and submitted to the LPA before final restoration of the site.

The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF and Section 40 of the Natural Environment and Rural Communities Act (2006).

- 7.7 **Highway Authority** – raises no objection to the proposals. It states that the point of the site access on the A327 has a derestricted speed limit and has a visibility splay in excess of the minimum requirement 4.5m x 215m and is considered acceptable.

It is acknowledged that the A30/A327 junction has been a long standing safety concern for Hampshire County Council due to the number of accidents and has been the subject of a number of previous improvement works. During the next financial year the junction is due for a major improvement in the form of a roundabout which will aim to improve both safety and capacity at this junction. However it is considered that the proposal will not compromise highway safety by allowing associated traffic to commute for another 7 years.

A survey of the site access was carried out by staff in November 2013 and a capacity assessment using PICADY junction modelling software of the junction of the A327/Welsh Drive was carried out and it was shown there is a large amount of reserve capacity and minimal queue and it is therefore considered that the junction is operating acceptably.

With the exception of the temporary importation of material from Chandlers Farm, the sites future trip generation of 72 two-way trips is an increase of 8 two-way trips per day over the existing trip generation of 64 two-way trips and it is unlikely that there will be any material difference in operating or safety conditions on the local highway network as a result of the application.

- 7.8 **Rights of Way** - would welcome new statutory bridleways and Rights of Way being created to expand the designated bridleway and footpath network in this area the northern section of which includes the Welsh Drive.

## 8. Representations

- 8.1 No third party representations have been received to this proposal.

## 9. Commentary

- 9.1 The site subject of this report is an existing active safeguarded mineral site that extends across a significant area of approximately 210 hectares and accordingly some of the site has been restored to commercial forestry, some is being worked, some is still awaiting extraction, and some is in the process of restoration. Policy 20 of the MWDP (2013) states that an adequate and steady supply of locally extracted sand and gravel will be provided by maintaining a land bank of permitted sand and gravel reserves for at least 7 years from the extraction of remaining reserves at listed sites which include Bramshill Quarry the site subject of these applications.
- 9.2 The key issues raised by the proposed variations for extension of time, the temporary retention of the mineral conveyor and bridge, and revisions to the form of restoration are:
- Landscape Impacts;
  - Amenity Impacts;
  - Hydrology and Flood risk;
  - Ecology;
  - Public access; and
  - Highway safety and environmental impacts of traffic
  - Need and policy compliance
- 9.3 **Landscape** - it is noted that apart from the mineral plant site that borders the Welsh Drive, and the actual conveyor bridge, the quarry site is not easily viewed from any public viewpoint due to it being within the Elvetham Estate and due to it being predominantly surrounded by commercial woodland. The Environmental Statement submitted with the application concludes that together with the continued compliance with the relevant planning conditions pursuant to planning permission 00/00679/CMA and 08/00471/CMA and the proposed mitigation, measures will continue to be effective during the extended period of quarrying. It is considered that the proposed final restoration scheme will contribute positively to the setting of nearby properties. It is acknowledged that it is not possible to screen the conveyor bridge which has been in place now for a number of years. It is noted also that neither objections nor third party representations have been received to the proposals. Accordingly, subject to existing and proposed mitigation, It is considered, on balance the proposal complies with MWDP Policy 5,9,10, and 13.
- 9.4 **Amenity Impacts** – with regards noise the application and ES state that: provided the operations are undertaken in accordance with an updated scheme of noise monitoring and controls in accordance with the requirements of condition 14 of the extant mineral permissions no significant Noise impacts should occur with relation to the proposal.” With regards Air Quality arising from the development, the ES found that effects upon air quality would arise as a result of dust emissions generated by the proposed on-site activities. However, these emissions could be appropriately mitigated

through the adoption of good site working practices that could include the following:

- minimisation of stockpile heights;
- low site speed limits; and
- sheeting of material carrying vehicles.

- 9.5 The assessment recommends that the operations continue to be undertaken in accordance with amenity protection conditions of the current mineral planning permissions. Provided that this is achieved, the assessment concludes that: “there will be no significant adverse effect to air quality resulting from the proposed development site” and as such no additional mitigation is required. On this basis it is considered that with regards amenity impacts the development complies with MWDP 2013 Policy 10.
- 9.6 **Hydrology and Flood risk** - In relation to flood risk, the application and ES found that, providing basic water management measures are put in place, the development will not increase the flood risk off site. The assessment concludes that, subject to the proposed extraction and restoration plans and good industry practice being followed, the operation would have a negligible impact on surface water or groundwater receptors. It is acknowledged in the ES and application that the proposed development may increase run-off during the quarry operational phase but the quarry drainage system will have adequate capacity to store all of the storm run-off from the Site. No offsite discharge is proposed due to the permeable geology which will allow run-off to infiltrate to ground relatively easily. Once the Site is restored to forest, run-off will infiltrate rapidly or collect in low points where it will infiltrate to ground. Providing the recommended basic water management measures are put in place, the development will not increase the flood risk off site. Whilst the application and ES identified the potential for the development to result in changes to surface and ground water levels and quality, these effects can be mitigated through the adoption of good site working practices and the continuation of an existing monitoring and maintenance regime of surface and groundwater levels to inform operations. It is noted there is an existing hydrological monitoring scheme covered by the existing section 106 which would be brought forward under a new legal agreement to be attached to any permission hereby granted. On balance it is considered that the development subject to approved mitigation will comply with MWDP 2013 Policy 10, which requires that development does not increase flood risk and does not result in unacceptable levels of water pollution.
- 9.7 **Ecology** - The ES states that as a result of the inherent mitigation present within the proposed development, and with the continuation of the existing management scheme, no significant effects are predicted upon identified statutory sites or habitat areas. It also states that subject to the adoption of recommended mitigation measures, no significant effects are anticipated upon identified species. The assessment concludes that the proposed operations at Bramshill Plateau would continue to have a contribution to and enhance the natural and local environment by ... “minimising impacts on biodiversity and providing net gains in biodiversity where possible ...”. It is noted that Natural England considers no significant impacts would be caused to the internationally designated Natura 2000 sites or to the SSSIs subject to the proposed mitigation. Natural England notes that the existing ecological management scheme attached to an existing Section 106 legal agreement

would be brought forward and revised should planning permission be hereby granted- to ensure the appropriate protection and enhancement of relevant species. Natural England also welcomes the Draft Heads of Term for the S106 agreement for the Heathland Site Management Plan which shall identify management objectives and outline appropriate actions for achieving the following objectives. It is noted that natural England would like proposed suitable species to include heather species as opposed to acidic grassland. It is considered such detailed matters can be addressed through the ecological and nature conservation management scheme to form part of the revised section 106 that it is recommended would be attached to any permission should it be hereby granted.

- 9.8 Overall, this application provides various opportunities to incorporate features into the design which are beneficial to wildlife as detailed in the ecological report, such as the incorporation of roosting opportunities for bats, the installation of bird nest boxes and the use of native species in the landscape and restoration plans. To conclude, the proposed development, subject to appropriate mitigation, is therefore considered to be in accordance with MWDP Policy 1,2, 3, 5.
- 9.9 **Public Access** – the application and ES states that with regard to users of Bridleway 11 (The Welsh Drive) the applicant will work with Hampshire County Council's Countryside Team and other groups, such as the British Horse Society, to ensure that users safety concerns are addressed throughout the period of the development. The County Council is in negotiation with the applicant about securing additional statutory bridleways as a result of any permission hereby granted through a section 106 agreement to be attached to any such permission. The applicants planning agent has agreed in principle that a bridleway could potentially be constructed subject to landowners permission, once the plant site is restored so that it runs south from the Welsh Drive to adjoin Sir Richards Ride to the south and includes the alteration in designation of parts of Sir Richards Ride and parts of other paths that link to this and the Welsh Drive , to become statutory bridleways. The existing 106 contains provisions for a permissive footpath to the south of the active quarry area. It is noted that rights of Way are supportive of new Rights of Way- especially bridleways- being created linking with existing routes across the application area. It is recommended that if permission is granted it be subject to a s106 not just bringing forward the relevant provisions of the existing 106 but new provisions for new statutory bridleway/Rights of Way alignments to be secured.
- 9.10 It is therefore considered with regards the Right of Way issues that the proposed development is in accordance with Policy 9,10, and 12 of the MWDP and the NPPF which requires that planning decisions take account of whether “safe and suitable access to the site can be achieved for all people”.
- 9.11 In particular Policy 9 supporting paragraph 4.74 states : The restoration of mineral extraction...sites should include at least one of the following aims subject to its financial viability and the suitability and deliverability of the site to incorporate restoration aims:  
Improved public access to the natural environment through the creation of enhanced access as well as leisure and amenity opportunities. This may include improvements to the strategic right of way network, provision of

additional footpaths and cycle routes, provision of sites for other recreational uses.

9.12 **Highway Safety and Environmental Impacts of Traffic** – it is noted that the Highway Authority raises no objection in principle to the proposal and that the application and ES clarifies that no significant impact will be caused to the highway network by the continuation of the said development for a further seven years.. It is considered that the proposal complies with Policy 10 and 12 of the MWDP 2013 in this regard.

9.13 **Need and Policy Compliance and overall conclusion** - To conclude it is considered that the reasons for the additional time are reasonable and justified. It has been a difficult economic climate over the past few years which has been challenging for the mineral industry as the demand for mineral is linked to the implementation of construction projects which have taken a 'hit' in recent years. However the positives that come out of the proposal are that the site is within private land generally well hidden from public view (apart from the plant site on the Welsh Drive that has been established a long time); there have been no representations from local residents or any third party to the application, and likewise, no objections to date from any statutory consultees. The development will also improve upon the diversity of the currently approved heathland and commercial forestry restoration and will also provide additional rights of way subject to the completion of a legal agreement . It will also carry forward the provisions of the existing legal agreements including ecological monitoring, permissive footpath, removal and re-instatement of the conveyor bridge and signalised crossing and heathland management. On balance, taking all matters into consideration, it is recommended that the development complies with the MWDP 2013 and that subject to a legal agreement and conditions, permission for both application A and application B should be granted.

## 10 Recommendations

### Application A

10.1 That, subject to a legal agreement bringing forward the relevant provisions of the existing Section 106 agreement attached to planning permission no. 00/00679/CMA including the provision and implementation of a Heathland Site Management Plan'; the provision of a Path and Public Access Area and undertaking archaeological works) and subject to new provisions for the new statutory Rights of Way/ bridleway routes, nature conservation management and hydrological and ecological monitoring, and subject to planning conditions , permission be granted for variation to conditions 1 & 27 of permission 00/00679/CMA to extend life of site for extraction and restoration and to revise restoration scheme at Bramshill Plateau, Hartley Witney. (Application No.14/00063/CMA) (Site ref: HR042)

**Application B**

- 10.2 That, subject to a deed of variation to the legal agreement attached to planning permission no. 08/00471/CMA bringing forward the existing legal provisions relating to the conveyor bridge (including its subsequent method of removal and reinstatement) and the signalised crossing and subject to conditions, permission be granted for variation to condition 2 of planning permission 08/00471/CMA to extend the time limit for retention of conveyor bridge at Bramshill Plateau, Hartley Witney. (Application No.14/00060/CMA) (Site ref: HR042)

**CORPORATE OR LEGAL INFORMATION:****Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>OR</b>	
<b>This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:</b>	
The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste 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.)**

DocumentLocation

<http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=15784>

County Planning, First floor  
E2 West, Winchester

<http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=15802>

Application History of site

<http://www3.hants.gov.uk/mineralsandwaste/application-search-results.htm?search=yes&appno=&siteref=hr042&loc=&prop=>

## Application A - CONDITIONS

### Time

1. The extraction of sand and gravel at the site shall cease and all plant, machinery and buildings shall be removed within six months of the completion of extraction or by 31 December 2020, whichever is the sooner.

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

### Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice including:
  - Planning supporting statements for 14/00063/CMA
  - Environmental Statement and Non-technical summary relating to applications 14/00063/CMA including:
    - Landscape assessment
    - Air Quality Assessment;
    - Transport Assessment;
    - Ecological Assessment;
    - Flood and hydrology Risk Assessment
    - Archaeology assessment
  - Drawings and sections 106 agreements carried forward by this permission relating to 00/00679/CMA
  - Drawings figure 1 and 2, plan nos. P1/1597/17 and P1/1597/20

Reason: To ensure that the development is carried out in accordance with the approved details.

### Restriction of Permitted Development Rights

3. Notwithstanding the provisions of Parts 4, 8 and 25 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; and
  - (ii) no telecommunications antenna shall be installed or erected without the prior agreement of the Waste Planning Authority in writing.

Reason: To protect the character of the Thames basin heaths SPA, the SSSI and historic parkland.

## Working Scheme

4. The development shall be implemented strictly in accordance with the method of working, infilling and restoration approved under planning permission no. 00/00679/CMA, carried forward and amended by this permission.

Reason: To enable the Mineral Planning Authority to adequately control the development and to minimise its impact on the amenities of the local area.

5. The positioning of bunds around all four sides of London Road Heath shall be implemented as approved under planning permission no. 00/00679/CMA or as revised by this permission.

Reason: In the interests of the local amenity.

3. All bunds around London Road Heath shall be 4 metres in height from the level of the adjoining highway, planted to the specification approved under planning permission no. 00/00679/CMA before mineral extraction commences at London Road Heath unless otherwise approved by way of this permission.

Reason: In the interests of the local amenity.

4. No working of minerals shall take place within: 20 metres of the A327 and within 30 metres of the A30 adjoining London Road Heath; 10 metres along the A30 adjoining Star Hill Plantation increasing to 20 metres at the junction of the A30 and C2 Blackbushes Road; 10 metres along the C2 Blackbushes Road adjoining Star Hill Plantation and Yateley Heath Wood and; three additional rows of tree planting behind existing vegetation adjoining the A30 at Yateley Heath Wood.

Reason: In the interests of the local amenity.

## Hours of Working

8. No operation shall take place on the site except between the hours of 0700 and 1800 Monday to Friday and between 0700 and 1300 on Saturday. There shall be no site preparation works including soil stripping before 0800 on Saturday. No operation shall take place on Sunday or public holidays unless otherwise approved by the Minerals Planning Authority beforehand in writing.

Reason: In the interests of the local amenity.

## Importation of Waste

9. No imported waste shall be deposited in the excavation or elsewhere on the site.

Reason: In the interests of the local amenity.

## Lorry Routing

10. Access to the quarry shall be via the existing access point from the A327. The first 30 metres of the Welsh Drive access road from the A327 shall be metalled and maintained to the satisfaction of the Mineral Planning Authority.

Reason: In the interests of highway safety.

## Dust

11. Dust control for the site shall be undertaken in accordance with the mitigation stated within the Air Quality report within the Environmental Statement hereby approved. Dust from the site shall be minimised. Regular sweeping shall take place of the metalled length of the access road into the site from the A327 and the use of a water bowser, sprayer or hose or other similar equipment, as appropriate elsewhere to reduce dust.

Reason: In the interests of the local amenity.

12. No loaded open-backed lorries shall leave the site unless they are securely sheeted or otherwise covered.

Reason: In the interests of highway safety.

## Noise

13. Noise from the mineral extraction shall not exceed the maximum noise levels at the following locations:

<u>Location</u>	<u>Criterion LAeq</u>
Caravan Site	55
Hawkers Lodge	55
The Kennels	53
1 & 2 Hartfordbridge Flats	55

Reason: In the interests of the local amenity.

14. Within three months of the date of this permission a detailed scheme for noise monitoring and mitigation shall be submitted to the Mineral Planning Authority for approval in writing, which specifies :
- a. Noise monitoring and recording procedures.
    - (ii) noise suppression measures in particular vehicle reversing beepers.
    - (iii) procedures to be adopted in the event of the maximum permitted levels being exceeded. The scheme shall be implemented as approved.

Reason: In the interests of the local amenity.

15. All vehicles, plant and equipment operated within the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with and use effective silencers.

Reason: In the interests of local amenity

16. Other than vehicles involved in delivering waste, all vehicles and mobile plant involved in the handling of waste related to this development must be fitted with, and use, a low tonal white noise type vehicle reversing alarm or switchable system and all vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification at all times, and shall be fitted with and use effective silencers.

Reason: In the interests of local amenity

### **Protection of Water Environment**

17. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse. All areas where waste is stored, handled or transferred shall be underlain by impervious hard-standing with dedicated drainage to foul sewer or sealed tank.

Reason: To prevent pollution of the water environment.

18. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground.

Reason: To prevent pollution of the water environment.

19. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To prevent pollution of the water environment.

20. No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system. Appropriate measures should be taken during construction to protect groundwater.

Reason: To prevent pollution of the water environment.

21. The development shall be implemented in strict accordance with the groundwater protection and drainage details outlined in the approved plans and Environmental Statement.

Reason: To protect the water environment and biodiversity of adjacent land and to facilitate site monitoring.

22. No watercourse shall be incorporated into the workings and there shall be no direct connection between the workings and any watercourse.

Reason: To prevent pollution of the water environment.

23. No solid matter, sand or gravel, oil or grease or other injurious matter shall be allowed to pass from the workings to any watercourse.

Reason: To prevent pollution of the water environment.

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

Reason: In order to prevent water pollution.

25. The scheme for monitoring rainfall, surface water flow and ground water levels in being at the time of this permission and comprising a weir plate in the stream channel feeding the Warren Heath Ponds SSSI, an adjacent borehole and rain gauge, shall continue to be complied with to the satisfaction of the Mineral Planning Authority. Unless superseded or revised by the Environmental Statement, and application hereby approved, Existing data gained from the monitoring shall be supplied to the Mineral Planning Authority and a baseline level of surface water flows and ground water levels agreed within 6 months of the date of the submission of the data. In the event that surface water flows and/or groundwater levels fall below the baseline figure as a result of the extraction operations, extraction will cease until suitable mitigation measures have been agreed to protect the water flows/levels.

Reason: To safeguard water resources.

### **Public Utilities**

26. Protection shall be given to public utilities crossing the site, including overhead lines and underground pipes.

Reason: In order to secure orderly development.

## Landscaping

27. Advance planting proposals in the form of dense screen planting in areas PI-P6 identified in Drawing No PI/1597/411 shall be implemented and maintained as approved under planning permission no. 00/00679 unless otherwise revised by way of this permission.

Reason: In the interests of local amenity.

28. All remaining trees to a depth of 20 metres adjoining the A327 shall be retained for the duration of the development.

Reason: In the interests of local amenity.

29. The soil bunds adjoining the A327 north of the Welsh Drive, as shown on Drawing No. PJ/213/2, as approved under Planning Permission for the Determination of Conditions at Bramshill Quarry, Eversley (0000349) shall be planted to the specification and retained for the period of time agreed in writing with the Mineral Planning Authority.

Reason: In the Interests of local amenity.

30. The limit of extraction adjoining trees to be retained and new planting shall be clearly marked by a post and wire fence, the siting of which is to be agreed with the Minerals Planning Authority for each phase of extraction. The fence shall be erected before commencement of extraction in the relevant phase.

Reason: In the interests of local amenity, protection of trees and public safety

31. No material shall be stored or bunds formed within five metres of the trunk of any retained trees.

Reason: In order to secure the protection of trees.

## Soils

32. Care shall be taken to ensure topsoils and subsoils are stored separately and that soils are temporarily stockpiled in accordance with the approved plans and particulars and managed to ensure there is where possible no double handling takes place. Soils shall only be used in the restoration scheme when they are dry and friable and similarly no works shall be undertaken on restored soils or any compaction operations taking place by plant and machinery unless the surface and subsoil's laid are dry and friable.

Reason: To ensure the satisfactory restoration of land to agriculture and to avoid compaction of surface soils.

### **Dump Truck Tunnels**

33. The dump truck tunnels shall be maintained as approved under planning permission no. 00/00679 including the landscaping approved to screen the tunnels. The tunnels shall be removed and the land restored as permitted under planning permission no. 00/00679 and the associated licenses and legal agreement.

Reason: In the interests of local amenities and the landscape character of the area.

### **Restoration**

34. The site shall be restored in accordance with the details shown on Drawing No's P1/1597/7 (as amended in accordance with condition 3), PI/1597/10 and P1/1957/17. Furthermore, prior to the extraction commencing within each remaining land block areas, that being Star Hill Plantation, restoration details shall be submitted to the Mineral Planning Authority for approval. The schemes shall be implemented as approved

Reason: In the interests of local amenities and the landscape character of the area.

35. Progressive restoration shall take place and no extraction permitted until restoration has occurred on previous 'phase blocks' except the areas used for silt lagoons; no extraction is to occur in phases 11 and 12 as approved under planning permission no. 00/00679/CMA and has revised by this permission until restoration of phases 5a to 10 (00/00679) as revised by this permission are completed as far as is practicable.

Reason: In the interests of local amenities and the landscape character of the area.

36. Overburden, subsoil and topsoil shall be removed and replaced separately and in the correct sequence. No topsoil or subsoil shall be removed from the site.

Reason: To secure satisfactory restoration of the site.

37. Topsoil and subsoil shall not be handled, respread or ripped except when dry and friable.

Reason: To ensure satisfactory restoration of the site.

38. All ridges formed as part of the restoration Programme shall be ripped prior to the planting of trees. The formation of the final 1.5 metres of cover to be provided shall be by loose tipping of soil with no machine movement over the loose tipped area.

Reason: To create the best conditions for planting.

## Drainage

39. Drainage of the site shall be provided in accordance with the details shown on Drawing No.PI/1597/9 approved under permission no. 00/00679/CMA unless revised by way of the applications, and environmental Statement hereby approved or otherwise agreed in writing with the Minerals Planning Authority.

Reason: In order to prevent water pollution.

40. All plant, buildings, machinery and sanitary facilities, their foundations and bases, together with any internal access roads, tunnels and vehicle parking, shall be removed from the site at such time as the Mineral Planning Authority, after consultation with the operator, shall determine that they are no longer required for the working or restoration of the site and the site restored in accordance with the restoration scheme approved under Condition (27) above.

Reason: To ensure satisfactory restoration of the site.

## Flood Risk

41. The development shall be implemented in accordance with the surface water drainage scheme outlined in the Flood Risk Assessment (FRA) submitted as part of this approved development.

Reason: To ensure there will be no increase in the risk of surface water flooding on and off site.

## Nature Conservation

42. Mitigation measures to prevent impacts to nature conservation and increase the biodiversity of the site shall be implemented as outlined in the ecological assessment, strategy and translocation scheme and aftercare plan comprising the plans and particulars hereby approved- including those measures detailed in the approved planning statement and Environmental Statement and shall be maintained for the duration of the development as appropriate.

Reason: In the interests of nature conservation and increasing and enhancing the character of the area

43. All planting and seeding shall be carried out in accordance with the details of the scheme approved under Condition (27) above, and shall be maintained to the satisfaction of the Mineral Planning Authority for five years after completion of the restoration-on. Any trees or hedgerow that, within a year of planting, die or become damaged, diseased or are removed, shall be replaced in the next planting season with others of similar size and species unless the Mineral Planning Authority otherwise agrees in writing.

Reason: In order to secure satisfactory restoration of the site to a suitable after-use.

44. An after-care scheme, to provide for a five year period of after-care and requiring such steps as may be necessary to bring each phase of land restored under Condition (34) to the required standard for forestry and permanent heathland, shall be submitted to the Mineral Planning Authority within one year. The after-care scheme shall be implemented as approved and an after-care meeting held annually.

Reason: In order to secure satisfactory restoration to a suitable after-use.

#### **Advice notes to applicant**

1. There is a Legal Agreement attached to this permission relating heathland restoration and nature conservation management, ecological monitoring, a permissive way marked footpath and public access area, , access to the footpath and archaeological works., new statutory rights of Rights of Way
2. In determining this planning application, the Mineral Planning Authority has worked with the applicant in a positive and proactive manner based providing pre-application advice to the Developer, seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

### **Application B – CONDITIONS**

#### **Commencement**

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

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

#### **Timescale**

2. The conveyor bridge shall be removed within 6 months of the completion of sand and gravel extraction permitted under planning permission 14/00063/CMA or by 31 December 2020 whichever is the sooner.

Reason: To ensure satisfactory restoration of the site.

### **Materials**

3. The conveyor bridge shall be maintained and repaired as necessary in accordance with the details and materials approved under planning permission no. 14/00060/CMA

Reason: In the interests of visual amenity and to secure a satisfactory development.

### **Highways**

4. The signal crossing of Blackbushes Road shall be maintained and operated as approved under planning permission no. 08/00471/CMA.

Reason: In the interests of highway safety.

5. The conveyor bridge crossing of the A30 shall remain constructed for the duration of the development as approved under planning permission no. 08/00471/CMA

Reason: In the interests of highway safety.

6. The Traffic Management Plan approved under planning permission no. 08/00471 shall be implemented as approved for the duration of the development.

Reason: In the interests of highway safety.

7. Measures to prevent mud and spoil being deposited on the public highway shall be implemented as approved under planning permission no. 08/00471/CMA and retained for the duration of the development.

Reason: In the interests of highway safety.

### **Advice Notes to applicant:**

1. In determining this planning application, the Mineral Planning Authority has worked with the applicant in a positive and proactive manner based providing pre-application advice to the Developer, seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

2. Any diversion of the overhead electricity lines will require consent from SSE Power Distribution.
3. Liaison is necessary with Blackbushe Airport prior to work commencing on removal of the bridge in the interests of aircraft safety.
4. All conditions of planning permission 00/000679/CMA as carried forward by permission no. 14/00063/CMA other than conditions 2 hereby amended remain in force.
5. There is a legal agreement attached to this permission relating to the traffic light crossing and method of removal and re-instatement of the crossing and the conveyor bridge.

## ***Annexe to Reasons for Conditions***

### **Applications A and B**

#### **Hampshire Minerals and Waste Plan (2013)**

##### **Policy 1: Sustainable minerals and waste development**

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 National Planning Policy Framework (NPPF). Minerals and waste development that accords with policies in this Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the proposal or the relevant policies are out of date at the time of making the decision, the Hampshire Authorities will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

##### **Policy 2: Climate change - mitigation and adaptation**

Minerals and waste development should minimise their impact on the causes of climate change. Where applicable, minerals and 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.

##### **Policy 3: Protection of habitats and species**

Minerals and waste development should not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species.

The following sites, habitats and species will be protected in accordance with the level of their relative importance:

- a. internationally designated sites including Special Protection Areas, Special Areas of Conservation, Ramsar sites, any sites identified to counteract adverse effects on internationally designated sites, and European Protected Species;
- b. nationally designated sites including Sites of Special Scientific Interest and National Nature Reserves, nationally protected species and Ancient Woodland;
- c. local interest sites including Sites of Importance for Nature Conservation, and Local Nature Reserves;
- d. habitats and species of principal importance in England;
- e. habitats and species identified in the UK Biodiversity Action Plan or Hampshire Authorities' Biodiversity Action Plans.

Development which is likely to have a significant adverse impact upon such sites, habitats and species will only be permitted where it is judged, in proportion to their relative importance, that the merits of the development outweigh any likely

environmental damage. Appropriate mitigation and compensation measures will be required where development would cause harm to biodiversity interests.

**Policy 5: Protection of the countryside**

Minerals and waste development in the open countryside, outside the National Parks and Areas of Outstanding Natural Beauty, will not be permitted unless:

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

Where appropriate and applicable, development in the countryside will be expected to meet highest standards of design, operation and restoration.

Minerals and waste development in the open countryside should be subject to a requirement that it is restored in the event it is no longer required for minerals and waste use.

**Policy 7: Conserving the historic, environment and heritage assets**

Minerals and waste development should protect and, wherever possible, enhance Hampshire's historic environment and heritage assets, both designated and non-designated, including the settings of these sites.

The following assets will be protected in accordance with their relative importance:

- a. scheduled ancient monuments;
- b. listed buildings;
- c. conservation areas;
- d. registered parks and gardens;
- e. registered battlefields;
- f. sites of archaeological importance; and
- g. other locally recognised assets.

Minerals and waste development should preserve or enhance the character or appearance of historical assets unless it is demonstrated that the need for and benefits of the development decisively outweigh these interests.

**Policy 8: Protection of soils**

Minerals and waste development should protect and, wherever possible, enhance soils and should not result in the net loss of best and most versatile agricultural land.

Minerals and waste development should ensure the protection of soils during construction and, when appropriate, recover and enhance soil resources.

**Policy 9: Restoration of minerals and waste developments**

Temporary minerals and waste development should be restored to beneficial after-uses consistent with the development plan.

Restoration of minerals and waste developments should be in keeping with the character and setting of the local area, and should contribute to the delivery of local objectives for habitats, biodiversity or community use where these are consistent with the development plan.

The restoration of mineral extraction and landfill sites should be phased throughout the life of the development.

**Policy 10: Protecting public health, safety and amenity**

Minerals and waste development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts.

Minerals and waste development should not:

- a. release emissions to the atmosphere, land or water (above appropriate standards);
- b. have an unacceptable impact on human health;
- c. cause unacceptable noise, dust, lighting, vibration or odour;
- d. have an unacceptable visual impact;
- e. potentially endanger aircraft from bird strike and structures;
- f. cause an unacceptable impact on public safety safeguarding zones;
- g. cause an unacceptable impact on:
  - i. tip and quarry slope stability; or
  - ii. differential settlement of quarry backfill and landfill; or
  - iii. subsidence and migration of contaminants;
- h. cause an unacceptable impact on coastal, surface or groundwaters;
- i. cause an unacceptable impact on public strategic infrastructure;
- j. cause an unacceptable cumulative impact arising from the interactions between minerals and waste developments, and between mineral, waste and other forms of development.

The potential cumulative impacts of minerals and waste development and the way they relate to existing developments must be addressed to an acceptable standard.

**Policy 11: Flood risk and prevention**

Minerals and waste development in areas at risk of flooding should:

- a. not result in an increased flood risk elsewhere and, where possible, will reduce flood-risk overall;
- b. incorporate flood protection, flood resilience and resistance measures where appropriate to the character and biodiversity of the area and the specific requirements of the site;
- c. have site drainage systems designed to take account of events which exceed the normal design standard;
- d. not increase net surface water run-off; and
- e. if appropriate, incorporate Sustainable Drainage Systems to manage surface water drainage, with whole-life management and maintenance arrangements.

**Policy 12: Managing traffic**

Minerals and waste development should 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 such as sea, rail, inland waterways, conveyors, pipelines and the use of reverse logistics. Furthermore, highway improvements will be required to mitigate any significant adverse effects on:

- a. highway safety;
- b. pedestrian safety;
- c. highway capacity; and
- d. environment and amenity.

**Policy 13: High-quality design of minerals and waste development**

Minerals and waste development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape and townscape.

The design of appropriate built facilities for minerals and waste development should be of a high-quality and contribute to achieving sustainable development.

**Policy 15: Safeguarding**

Hampshire's sand and gravel (sharp sand and gravel and soft sand), silica sand and brick-making clay resources are safeguarded against needless sterilisation by non-minerals development, unless 'prior extraction' takes place. Safeguarded mineral resources are defined by a Mineral Safeguarding Area illustrated on the Policies Map.

Development without the prior extraction of mineral resources in the Mineral Safeguarding Area may be permitted if:

- a. it can be demonstrated that the sterilisation of mineral resources will not occur; or
- b. it would be inappropriate to extract mineral resources at that location, with regards to the other policies in the Plan; or
- c. the development would not pose a serious hindrance to mineral development in the vicinity; or
- d. the merits of the development outweigh the safeguarding of the mineral.

The soft sand / potential silica sand resources at Whitehill & Bordon (Inset Map 5), further illustrated on the Policies Map are included within the MSA and are specifically identified for safeguarding under this policy.

**Policy 17: Aggregates supply**

An adequate and steady supply of aggregates until 2030 will be provided for Hampshire and surrounding areas from local sand and gravel sites at a rate of 1.56mtpa, of which 0.28mtpa will be soft sand.

The supply will also be augmented by safeguarding and developing infrastructure capacity so that alternative sources of aggregate could be provided at the following rates:

- 1.0mtpa of recycled and secondary aggregates; and
- 2.0mtpa of marine-won aggregates; and
- 1.0mtpa of limestone delivered by rail.

**Policy 20 Local land Won Aggregates**

An adequate and steady supply of locally extracted sand and gravel will be provided by maintaining a landbank of permitted sand and gravel reserves sufficient for at least seven years from:

1. the extraction of remaining reserves at the following permitted sites:
  - i. Bramshill Quarry, Bramshill (sharp sand and gravel)
  - ii. Eversley Common Quarry, Eversley (sharp sand and gravel)
  - iii. Eversley Quarry (Chandlers Farm), Eversley (sharp sand and gravel)
  - iv. Mortimer Quarry, Mortimer West End (sharp sand and gravel)
  - v. Badminton Farm (Fawley) Quarry, Fawley (sharp sand and gravel)
  - vi. Bury Farm (Marchwood) Quarry, Marchwood (sharp sand and gravel)
  - vii. Bleak Hill Quarry (Hamer Warren), Harbridge (sharp sand and gravel)
  - viii. Avon Tyrell, Sopley (sharp sand and gravel)
  - ix. Downton Manor Farm Quarry, Milford on Sea (sharp sand and gravel)

- x. Blashford Quarry (including Plumley Wood / Nea Farm), near Ringwood (sharp sand and gravel / soft sand)
- xi. Roke Manor Quarry, Shootash (sharp sand and gravel)
- xii. Frith End Sand Quarry, Sleaford (soft sand)
- xiii. Kingsley Quarry, Kingsley (soft sand)

**Policy 30: Construction, demolition and excavation waste development**

Where there is a beneficial outcome from the use of inert construction, demolition and excavation waste in developments, such as the restoration of mineral workings, landfill engineering, civil engineering and other infrastructure projects, the use will be supported provided that as far as reasonably practicable all materials capable of producing high quality recycled aggregates have been removed for recycling. Development to maximise the recovery of construction, demolition and excavation waste to produce at least 1mtpa of high quality recycled/secondary aggregates will be supported.

**Hart District Local Plan Replacement 1996**

**Policy GEN 1**

GEN 1 PROPOSALS FOR DEVELOPMENT WHICH ACCORD WITH OTHER PROPOSALS OF THIS PLAN WILL BE PERMITTED WHERE THEY:

- (i) Are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density;
  - (ii) Avoid any material loss of amenity to existing and adjoining residential, commercial, recreational, agricultural or forestry uses, by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation;
  - (iii) Cause no material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities;
  - (iv) Do not constitute ribbon or sporadic development, unrelated to existing patterns of settlement within the District;
  - (v) Include provision for the conservation or enhancement of the District's landscape, ecology and historic heritage and natural resources;
  - (vi) Where the public would reasonably expect to use the building, provide suitable access for people with impaired mobility, including those confined to wheelchairs;
  - (vii) Have adequate arrangements on site for access, servicing or the parking of vehicles;
  - (viii) Do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties and settlements or to highway safety;
  - (ix) Do not create the need for highway improvements which would be detrimental to the character and setting of roads within the conservation areas or rural lanes in the District;
  - (x) Do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads;
- Hart District Local Plan (Replacement) 1996-2006: Saved Policies
- (xi) Include provision for any necessary improvements to infrastructure and utilities resulting from the development;

- (xii) Take account of the proximity of overhead cables and power lines;
- (xiii) Avoid the installation of lighting, which is visually damaging to the character of the area.