

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	16 July 2014
Title:	Application for variation of condition 1 of planning permission 07/02786/CMA to extend the time limit to retain haul road, bridge and conveyor from Manor Farm into Chandlers Farm at Chandlers Farm, Off Fox Lane, Reading Road, Eversley. (Application No.14/00642/CMA) (Site ref:HR038)
Reference:	5976
Report From:	Head of County Planning

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1. Executive Summary

1.1. Planning permission is sought to vary condition 1 of mineral planning permission 07/02786/CMA to extend the time limit to retain haul road, bridge and conveyor from Manor Farm into Chandlers Farm at Chandlers Farm, Off Fox Lane, Reading Road, Eversley.

1.2. This application is one of three applications being considered by this committee today relating to this same site. The other two parallel applications are:

- i) 14/00644/CMA - Variation of conditions 1, 4, and 22 of planning permission no. 07/02785/CMA to allow for an extension to the time limit for the importation of materials from Fleethill farm into Chandlers Farm and to revise the restoration from amenity lake to sports pitches and club houses in the future.
- (ii) 14/00640/CMA - Variation of conditions 1,4,21 and 23 of Planning permission 99/00640/CMA to extend the life of the site and revised restoration scheme at Chandlers Farm, off Fox lane, Reading Road, Eversley.

1.3 This site at Chandlers Farm is safeguarded for extraction under Policy 20 of the MWLP (2013). The key issues raised by the proposed variation for extension of time and revisions to the form of restoration are:

- (i) Landscape Impacts.

- (ii) Amenity Impacts.
- (iii) Flood risk and groundwater impacts.
- (iv) Pollution impacts.
- (v) Ecology.
- (vi) Public access.

1.4 The site extends across approximately 53 hectares to the immediate south of the River Blackwater approximately 225 metres north of the town of Yateley and 200m east of the village of Eversley Cross in Hampshire (within the Blackwater Valley) with the River forming the boundaries of Berkshire, Surrey and Hampshire. Chandlers Farm forms one part of the Eversley Quarry which comprises in total three distinct but interrelated areas. The other two parts of Eversley Quarry aside Chandlers Farm are located beyond the River in the County of Berkshire, notably:

- Fleethill Farm Quarry, Land west of Longwater Road, Finchampstead – Berkshire; and
- Manor Farm Quarry, Longwater Road, Finchampstead, Berkshire.

1.5 The currently permitted restoration scheme for the western part of the Chandlers Farm Quarry has already been undertaken involving infilling to create sports pitches and associated clubhouses and parking (secured under a district council permission). A match fishery and associated buildings is also approved under the existing permission to the northwest of the site but not implemented. The rest of the site remains to be restored and comprises open water, the unrestored mineral void, surrounding land and the mineral processing plant and concrete batching plant which uses and processes mineral from two sites in Berkshire. This part of the site is permitted to be restored to an amenity lake with associated landscaping. The only mineral now remaining to come out of Chandlers Farm is 50,000 tonnes below the plant site. The plant site processes mineral imported from across the river in Berkshire and is also used to make concrete in the batching plant.

1.6 The applicant states the company has worked proactively to engage the local community and seek views on how they would like the land and lake restored because they have to apply for an extension of time. There is support for the proposal to restore the land to more formal sports and amenity uses which is proposed instead of the currently approved match course fishery and amenity lake. This involves infilling under a variation to the ROMP permission which is being determined today at this committee under planning application no. 14/00640/CMA. Eversley Parish Council would like the proposed new footpath routes across the site to link with the wider rights of way network and dedication of the routes as new statutory Rights of way to be secured through a legal agreement attached to this

permission. The applicants are agreeable to this being secured through a Section 106 agreement attached to any permission that may be granted

- 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, 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. It is recommended that permission be granted subject to a Section 106 agreement to secure these new Rights of Way subject to the conditions detailed in integral Appendix B.

2. Site, Context and Planning History

- 2.1 The Chandlers Farm site extends across approximately 53 hectares to the immediate south of the River Blackwater approximately 225 metres north of the town of Yateley and 200metres east of the village of Eversley Cross in Hampshire (within the Blackwater Valley) and the River forms the boundaries of Berkshire, Surrey and Hampshire. Chandlers Farm forms one part of the Eversley Quarry which comprises in total three distinct but interrelated areas. The other two parts of Eversley Quarry aside Chandlers Farm are located beyond the River in the County of Berkshire, notably:
- Fleethill Farm Quarry, Land west of Longwater Road, Finchampstead – Berkshire; and
 - Manor Farm Quarry, Longwater Road, Finchampstead, Berkshire.
- 2.2 Current planning permissions for mineral development and restoration of the sites are soon to expire. For Chandlers Farm this is at the end of this year. Therefore planning applications have been submitted to the respective authorities – Hampshire County Council (Chandlers Farm) and Wokingham Borough Council (Fleethill Farm and Manor Farm) to ensure that operations are able to continue to allow the remaining reserves to be extracted and to enable the restoration of the sites to be completed.
- 2.3 Eversley Quarry was developed in its present location in 1984 and its operations have extended both north and south of the River Blackwater/Long River.
- 2.4 The sites are all accessed from a designated access track called Hall's Way off Fox Lane which exits onto the A372 at Eversley. So this access serves the restoration of the Manor Farm and Chandlers Farm Quarry sites.

- 2.5 Extraction of sand and gravel from Chandlers Farm has finished, apart from 50,000 tonnes which will be extracted from beneath the plant area at the end of the life of the quarry. Some phased restoration of the site has already taken place enabling the site to be brought back into beneficial use for nature conservation and formal recreation of sports pitches and clubhouses to the west of the site. The remainder of the site is currently permitted to be restored to an amenity lake with landscaped edges.
- 2.6 The current permission for mineral development at the Chandlers Farm site is 99/00359/CMA. Related permissions include 07/02786/CMA for the bridge, conveyor and haul road over the River Blackwater to allow for the transportation of material into the processing plant from Fleethill Farm and Manor Farm. Importation of sand and gravel from Fleethill Farm is allowed under the current permission 07/02785/CMA.
- 2.7 Over the years extracted sand and gravel from within the three sites has been fed by conveyor into a processing plant at Chandlers Farm for crushing, grading, and washing producing the aggregates required for the on-site Ready Mix concrete plant and for local construction projects. The broad relationship between the 3 sites is shown on Figure 1 (appended to this report).
- 2.8 There is a strategy for the Blackwater Valley produced by the Blackwater Countryside Partnership and Eversley Quarry and therefore Chandlers Farm, falls within the Blackwater Valley Strategy's geographical areas covering 'Mill Lane to Longwater Road' (Area 10) and 'Longwater Road to Eversley' (Area 11).
- 2.9 The applicant is proposing changes to the restoration of Chandlers Farm, as supported by local sports and community organisations, to produce a landform suitable for formal sports facilities such as football and cricket rather than the match course fishery and amenity lake currently permitted to remain in line with the overall proposals for the area for recreational facilities and habitat and landscape improvement at Chandlers Farm.
- 2.10 Fleethill Farm, a site of 49 hectares of former agricultural land, is situated on the northern bank of the River Blackwater approximately 200 metres from the south west edge of the village of Finchampstead and 400 metres north of the villages of Eversley Cross and Eversley Centre. The site falls within the administrative area of Wokingham Borough.
- 2.11 Manor Farm is also in the Borough of Wokingham. Extraction has now finished from within the site which is being progressively restored using inert materials imported to the site via the Chandlers Farm access from Hall's Way off Fox Lane, and a bridge and haul road into the site over the River Blackwater. The conveyor along the southern part of the site allows for the transportation of the extracted sand and gravel from Fleethill Farm to Chandlers Farm for processing.

- 2.12 Due to the recent economic climate, the working of Fleethill Farm has not been as rapid as anticipated and so mineral is still being extracted from the site. A longer timescale is therefore required for the importation and processing of the mineral and the subsequent processing of Chandlers Farm. Wokingham is dealing with these applications but this does not prevent Hampshire County Council's determining the three Chandlers Farm applications.
- 2.13 Cemex has applied to Wokingham Borough Council for planning permission for sand and gravel extraction on land west of Longwater Road, Finchampstead. The proposal is to transport the mineral to the existing plant site at Chandlers Farm for processing, in the same way as with the mineral extraction to the east of Longwater Road. The current planning permission for the processing plant includes a condition restricting importation of mineral to specific sites. Consequently permission is sought for variation of condition to enable mineral won from land west of Longwater road as well as Fleethill to be processed at Chandlers Farm.

3. Proposal

- 3.1. Three applications for Chandlers Farm have been submitted to Hampshire County Council for determination in parallel at this committee. The three applications are:
- i) Application for variation of conditions 1, 4 and 22 of planning permission 07/02785/CMA to allow for an extension to the time limit for importation of material from Fleethill Farm into Chandlers farm and a revised restoration scheme at Chandlers Farm, Off Fox Lane, Reading Road, Eversley. (Application No.14/00644/CMA)
 - ii) 14/00642/CMA -Variation of condition 1 of planning permission 07/02786/CMA to extend the time limit to retain haul road, bridge and conveyor from Manor Farm into Chandlers Farm.
 - (iii) 14/00640/CMA - Variation of conditions 1, 4, 21, 23 of planning permission 99/00359/CMA to extend life of the site and revised restoration including importation of inert fill.
- 3.2 This report considers application no 14/00642/CMA to Vary condition 1 of planning permission 07/02786/CMA to extend the time limit to retain haul road, bridge and conveyor from Manor Farm into Chandlers Farm. This application has arisen primarily as a consequence of the application (VAR/2013/2552) submitted to Wokingham Borough Council seeking an extension of time in which to extract sand and gravel from Fleethill Farm as the conveyor bridge is needed to ensure mineral gets from Berkshire into Chandlers farm for processing.
- 3.3 As part of the wider Eversely Quarry operations, sand and gravel extracted from Fleethill Farm, Berkshire is transported by conveyor to Chandlers Farm

for processing and export. The importation of mineral to Chandlers Farm from Fleet Hill Farm is carried out under planning permission no. 07/02785/CMA. The network of conveyors in Berkshire also runs through the Manor farm site en-route to Chandlers Farm. The network is connected to Hampshire by a bridge over the River Blackwater. This bridge, section of the conveyor network and associated haul road are permitted under Hampshire County Council planning permission no. 07/0276/CMA. Condition 1 of this permission states that the bridge, conveyor, haul road and any structures shall be removed by 31 December 2014 or when no longer required whichever is the sooner.

- 3.4 The proposal is to extend the time for removal of the haul road, bridge and plant until 31 December 2019 and the site restored by 31 July 2020.
- 3.5 Additionally it is proposed to retain the conveyor bridge across the River Blackwater once all operations in Berkshire are complete so that it can be used to connect public Rights of way to the south and north of the River Blackwater. The applicant is agreeable to this being dealt with through a Section 106 agreement attached to any permission hereby granted.
- 3.6 The applicant states these revisions have been developed in discussion with the local community and in response to the aspirations of the Eversley Sports Association for the future provision of additional formal sports facilities at Chandlers Farm. The revised restoration scheme would allow the Eversley Sports Association, following separate planning applications (likely to be to the District Council), to provide a range of additional sports pitches and associated facilities including car parking and changing rooms.
- 3.7 Through the revised restoration the applicant proposes an expanded rights of way network within the site that would link into the footpath network of the wider Eversley Quarry Area. The applicant has agreed this can be secured through a Section 106 legal agreement. The revised restoration would also result in enhanced ecological benefits through the retention and protection of previously restored areas of the site and the provision of new wildlife habitat.

4 Environmental Statement

- 4.1 An environmental statement (ES) accompanies this application and the two parallel applications at Chandlers Farm also being considered by this committee.
- 4.2 Topics covered in the ES include:
 - Ecology
 - Archaeology and Heritage
 - Landscape
 - Noise
 - Dust
 - Transport and highway safety.

- 4.3 The ES has concluded that, subject to mitigation, the development as proposed is unlikely to have any significant environmental impact.

5 Development plan

- 5.1 Hampshire Minerals and Waste Plan 2013 – key policies:
- 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 20 – Chandlers Farm – mineral extraction will be permitted
 - Policy 30- CDE waste development
- 5.2 **Hart District Local Plan Replacement 1996 – 2006 saved policies -**
Blackwater Valley Policy RUR 31
- 5.3 **Blackwater Valley Countryside Strategy 2011-2016**
- 5.4 **National Planning Policy Framework (NPPF - March 2012)** is a material consideration. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

6 Consultations

- 6.1 **The local member** Councillor David Simpson is a member of the Regulatory Committee and has been notified of the application.
- 6.2 **Hart District Council** – raises no objections to the application. It acknowledges that minerals are a finite resource that can only be worked where they are found and note that mineral resources extracted in Hampshire meets demand outside the County boundaries. The district notes that the application site is within a mineral safeguarding area (Sharp sand and Gravel) identified in the Hampshire Minerals and waste Plan. HMWP Policy 15 (safeguarding mineral resources) states that Hampshire’s mineral

reserves are safeguarded against needless sterilisation by non minerals developments unless prior extraction takes place.

For reference Hart has raised no objection to the two parallel applications 14/00642/CMA and 14/00644/CMA. Hart considers the extraction below the plant site of approximately 50,000 tonnes would make a significant contribution to meeting the level of future demand identified in the MWDP. With regards the proposed revision to the restoration scheme the Council notes the naturally generated wildlife habitats and the creation of landforms suitable for sports pitches and associated facilities which would require the importation of inert waste.

- 6.3 **Environmental Health Officer Hart** has been consulted on the proposal.
- 6.4 **Environment Agency** - raises no objection to the proposal and states there is a reduction in the volume of flood storage from the approved restoration scheme. However, the revised restoration scheme provides a significant betterment in storage over the original site. Surface water runoff from the site to the River Blackwater will be reduced. The proposed buildings will be drained using SuDS. The agency will be commenting further on displacement of groundwater through the proposed infilling.
- 6.5 **Rights of Way Manager** - support the proposal for new dedicated rights of way across the site and the existing conveyor bridge subject to final agreement over any new rights of way provision (such as status/widths/surface) and in particular the new bridge being of suitable specification for this use
- 6.6 **Wokingham District Council** - raises no objections.
- 6.7 **Eversley Parish Council**- states it recognises the significant social and environmental benefits that will accrue from the proposed restoration and after use of this site so will not be entering into negotiations with the operator to secure further social and environmental benefits for the community directly linked to the increased levels of HGV traffic through the village associated with the new higher level restoration scheme. However, should the proposed sports use of the site, after restoration, fail to materialise for any reason the Eversley Parish Council would expect the operator, minerals planning authority and local community to use their best endeavours to secure an after use with similar high levels of social and environmental benefits in line with the aspirations of the Blackwater Valley Countryside Strategy. Eversley Parish Council would like to see the proposals to provide routes across the site to link with the wider Rights of Way network strengthened into an obligation to dedicate these new routes as Rights of Way in order to secure their provision in perpetuity; including the retention of the bridge across the River Blackwater.
- 6.8 **Yateley Town Council**- has been consulted on the proposal.
- 6.9 **Finchampstead Parish Council** - has no objection to the proposals related to Chandlers Farm, Fox Lane in Hampshire but objects strongly to the extension of time for extraction and restoration of the sites at Manor Farm and Fleethill Farm Finchampstead, in Berkshire, for a further five years.

- 6.10 **Blackwater Valley Countryside Partnership** - state it is supportive with the principle of the new Rights of Way and the restoration proposed. It highlights that the proposed paths need to be statutory Rights of Way and that the area does cater for horse riders & hence the partnership would also support the Hampshire Rights of Way Officers views that these routes could be bridleways also. The BVCP states that new routes are needed to link into existing routes to the north of the River and river bridge, so supports retention of the conveyor route as a ROW. The bridge exists as a vehicle bridge for quarry vehicles so is a substantial construction but Hampshire County Council needs to be satisfied it's in an acceptable condition and as it crosses the county border it needs to be agreed who is responsible for future maintenance, Hampshire County Council or Wokingham District Council. It should be noted that there is an existing footpath along the North bank of the river which does provide access from the east and is being considered for upgrade to a bridleway.
- 6.11 **British Horse Society and The Ramblers Association** have been consulted on the proposal.
- 6.12 **Defence Infrastructure Organisation** has been consulted on the proposal.
- 6.13 **TAG Aviation UK Ltd and Blackbushe Airport** have been consulted on the proposal.
- 6.14 **National Grid** - has no objections to the above proposal which is in close proximity to a High Voltage Transmission Overhead but has submitted a number of advice notes that the applicant must adhere to should permission be granted.

7 Representations

- 7.1 Letters from the following organisations in support of the application – in particular the formal sports provision- have been submitted with the application:
- Eversley Sports Association;
 - Chair of Governors – Charles Kingsley's CE (aided) primary School, Eversley;
 - The Lawn Tennis Association National Training Centre;
 - Eversley Cricket Club;
 - Hampshire Cricket Board;
 - MASDAR International Consultants; and
 - St. Mary's Church Eversley.

8 Commentary

8.1 This site at Chandlers Farm is safeguarded for extraction under Policy 20 of the MWLP (2013). The key issues raised by the proposed variation to retain the haul road, bridge and conveyor from Manor Farm in Berkshire to Chandlers Farm are:

- Landscape Impacts
- Amenity Impacts
- Flood risk and groundwater impacts
- Pollution impacts
- Ecology
- Public access

Landscape

8.2 Temporary retention of the haul roads, conveyor bridge due to the need for extended site operations at Fleethill in Berkshire is unlikely to cause any significant landscape impact to the rural character of the area. If permission is granted and the haul roads removed as conditioned at the end of site operations and the bridge secured permanently through a Section 106 agreement as a Right of Way linking mechanism, it is also considered that no significant adverse harm would be caused in visual terms. However, the legal agreement would incorporate measures to secure further detail relating to the bridge to ensure it is designed to suit its new public use and therefore potentially an opportunity exists to improve the aesthetic quality of the bridge subject to all parties agreeing the improvements. It is considered the proposal complies with MWDP Policy 5, 9, 10, 13.

Amenity Impacts

8.3 This application proposes a continuation of the current situation for a further six years when restoration is completed. This should not impact on the amenities of the area to any significant degree. It is noted the Environmental Health officer at Hart District Council has not responded independently to the application but that Hart District Council raises no objections to the proposal. It is considered the proposal complies with MWDP Policy 10.

Pollution Impacts

8.4 The only issue raised by retention of the bridge and haul routes for a further 6 years is any continued pollution risk to the River or land from oil/fuel from lorries crossing the bridge entering the River or from spillage of mineral into the water over time causing build up. This risk is low and is one that is managed on site. The County Council is not aware there have been any such problems and accordingly it is considered the proposal complies with MWDP Policy 10.

Ecology

- 8.5 The minor issues regarding ecology link to the low pollution risk outlined above. It is considered highly unlikely and low risk that there would be any significant impact on ecology by continuation of operations for a further five years or if and when the bridge is retained permanently as part of a new Right of way. It is considered the proposal complies with MWDP Policy 3.

Public Access

- 8.6 It is noted that the applicant is supporting the views of the County Council and Parish Council by agreeing to enter into a Section 106 agreement attached to any permission that may be granted securing the bridge permanently, subject to modification, as a permanent Right of Way linking the north and south banks of the River Blackwater. It is noted that Rights of Way officers are supportive of the proposal in principle provided that the detail of the alignment and the river crossing and associated matters can be dealt with through any attached Section 106 agreement. This is acceptable and accordingly it is considered the proposal complies with Policy MWDP 10.
- 8.7 This site is identified as a mineral site for extraction of sharp sand and gravel under Policy 20 of the MWDP (20130). The proposal for an extension of time for the bridge and haul routes would allow the mineral from Berkshire to be processed and exported to the market place and the sites restored. The retention of the conveyor bridge to become a Right of Way linking rights of way to the south and north of the River, together with new rights of Way across the site is a significant recreational benefit in line with the Blackwater Valley strategy for the area. Taking all matters into consideration it is considered that the development hereby proposed should be granted as recommended.

9 Recommendation

- 9.1 That, subject to a Section 106 carrying forward provisions in the existing section 106 for the Chandlers Farm site regarding lorry routing and a mineral tonnage exportation restriction, and new provisions relating to provisions of new rights of way, planning permission for variation of variation of condition 1 of planning permission 07/02786/CMA to extend the time limit to retain haul road, bridge and conveyor from Manor Farm into Chandlers Farm at Chandlers Farm, Off Fox Lane, Reading Road, Eversley. (Application No.14/00642/CMA) (Site ref: HR038) be granted subject to conditions listed in integral Appendix B.

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

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	no
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	no
Corporate Improvement plan link number (if appropriate):	
OR	
This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:	
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.	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
<p>http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=15880</p> <p>Variation of conditions 1, 4, 21, 23 of planning permission 99/00359/CMA to extend life of the site and revised restoration</p>		
<p>http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=15879</p> <p>Variation of condition 1 of planning permission 07/02786/CMA to extend the time limit to retain haul road, bridge and conveyor from Manor Farm into Chandlers Farm (14/00642/CMA)</p>		
<p>http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=13223</p> <p>Proposed variation of condition 6 of Planning Permission 99/00359/CMA to allow for the importation of material from land west of Longwater Road</p>		
<p>http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=13222</p> <p>Proposed variation of condition 6 of Planning Permission 96/01064/CMA to allow for the retention of the bridge, conveyor, haul road and any associated structures for a further temporary period (07/02786/CMA)</p>		
<p>http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=4705</p> <p>THE ENVIRONMENT ACT 1995: REVIEW OF MINERAL PLANNING PERMISSIONS - APPLICATION FOR DETERMINATION OF CONDITIONS (99/00359/CMA)</p>		
Direct links to specific legislation or Government Directives		
<u>Title</u>		<u>Date</u>

Section 100 D - Local Government Act 1972 - background documents

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

Document

Variation of conditions 1, 4 and 22 of Planning permission 07/02785/CMA to allow for an extension to the time limit for importation of material from Fleethill Farm into Chandlers farm and a revised restoration scheme (14/00644/CMA)

Location

County Planning,
EII Court West
The Castle
Winchester

<http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=15882>

CONDITIONS

Time Limit

1. The conveyor, haul road and any structures with the exception of the actual bridge across the River Blackwater, subject of this permission, shall be removed by 31 December 2019 or when no longer required whichever is the sooner. The site shall be restored by 31 July 2020 in accordance with Drawing Nos. P9/530/20, P9/530/22 and P9/530/12A. and in accordance with the details and scheme of working permitted under application no. 14/00640/CMA.

Reason: To ensure the satisfactory restoration of the site. MWDP Policy 9

2. Measures shall be taken throughout the life of this permission to ensure the development subject of this permission is maintained such that it is fit for purpose and to prevent an pollution of the River Blackwater.

Reason: To protect the water environment and to ensure the development can be satisfactory implemented without causing any significant environmental or amenity impacts. MWDP Policy 10 .

3. 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.

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

Advice Note

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.

***Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)***

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: Protected 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 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 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 – 2006 saved policies

RUR 31 BLACKWATER VALLEY

WITHIN THE BLACKWATER VALLEY, PROPOSALS FOR RECREATIONAL USES THAT REQUIRE PLANNING PERMISSION (INCLUDING THE USE OF FORMER GRAVEL WORKINGS) WILL BE PERMITTED WHERE THEY SAFEGUARD NATURE CONSERVATION INTERESTS AND PROVIDE A RIVERSIDE FOOTPATH AND BRIDLEWAY LINKED TO THE EXISTING NETWORK. THE FOLLOWING USES ARE PROPOSED FOR THE SPECIFIC AREAS, AND DEVELOPMENTS TO FACILITATE THESE ACTIVITIES WILL BE PERMITTED:

- (i) Between Blackwater and Swan Lane, Darby Green - angling, sailing and other non-powered water sports;
- (ii) Between Swan Lane and Mill Lane, Yateley - angling, non-powered water sports, and nature conservation / The Chandlers Lane Playing Fields - playing fields and other recreational purposes;
- (iii) Between Mill Lane and Eversley Cross - angling, nature conservation and all forms of sports including powered activities, and formal recreation in appropriate locations;
- (iv) Between Eversley Cross and the Whitewater River

Blackwater Valley Countryside Strategy 2011-2015

Mineral Extraction

The active extraction sites at Badshot Lea and Eversley are likely to be exhausted and restoration completed during the strategy period. Both sites have restoration plans aimed at landscape and nature conservation with provision for some public access. Operators at both sites have expressed a desire to submit alterations to permitted restoration plans. This is not unusual as factors often change during the extended period of operation of mineral sites. It is important that the gains originally envisaged by the approved restoration plans are achieved, even if details vary, and that the operating plant is removed and not converted into permanent industrial areas.

The operation at Eversley/Finchampstead should see a major c.100ha extension to the Moor Green Lakes Nature Reserve. This could be a regionally important facility and opportunity should be sought to provide appropriate visitor facilities to service it. The site at Badshot Lea is smaller but still significant in the Valley context. Operators for both sites are considering future management arrangements and considering options for this to be community led.

A small amount of unworked mineral deposits remain in both the north and south of the Valley. The area at Monkton Lane, Farnham identified as holding mineral reserves has since been given planning permission for a sports complex and so is unlikely to be worked. Extracting deposits at Aldershot Park would lead to the loss of well used sports fields. At Eversley a significant part of the remaining identified mineral resource is designated a Local Wildlife Site and there are other practical constraints which may prevent the site being worked. It is possible mineral extraction in the Valley will cease in the next few years.

5.10. Area 10: Mill Lane to Longwater Road

This is the first section of Valley that is not hemmed in by urbanisation on both sides. The town of Yateley is close to the south but on the north side the land retains its traditional landscape of pasture, hedgerows and small woodlands as it rises gently to the wooded Finchampstead Ridges. The valley floor of this section largely comprises gravel workings, many of which have already been restored, all have finished extraction and restoration is largely complete. The plant site is still active as it serves Fleet Hill Farm Quarry in Area 11. Moor Green Lakes, Horseshoe Lakes, Blackwater Valley Watersports and Bluebell Wood are all Local Wildlife Sites. Horseshoe Lake is the main watersport centre for the Valley, offering a wide range of activities specialising in teaching dinghy sailing, windsurfing and canoeing. South of the River lies Blackwater Valley Watersports specialising in powered craft, Blackwater Valley Golf and the playing fields of Sean Deveraux Park. Moor Green Lakes is managed as a nature reserve particularly for its birdlife. The adjacent Manor Farm Quarry is undergoing extraction and restoration and on completion will add 50ha of reedbed, lakes and grassland to the nature reserve, together with footpaths and bridleways.

The western part of Eversley Quarry has already been restored to provide sports pitches and associated facilities for the Eversley Sports Association. Continuing restoration here will also provide a match fishery. Already this area is one of the most important sections of the Blackwater Valley for organised recreation facilities. When all restorations are completed (c.2015) this value will be significantly enhanced. A visitor centre or similar facility to enable people to make the most of this area is desirable in the long term but there is a need to avoid potential conflicts such as access or noise between the various users and with local residents.

5.11. Area 11: Longwater Road to Eversley

The native broadleaf woodland of Fleet Copse, a Local Wildlife Site, forms a strong visual backdrop at the northern side of the strategy area, the ribbon

development along roads defines the southern boundary. Old field patterns are evident but many hedges, especially to the north of the River, are now lines of mature trees. A plantation of Grey Poplar south of the River is noticeably at odds with the traditional landscape.

Gravel extraction is taking place north of the River. Restoration will retain the mature trees and incorporate these into blocks of woodland expansion, wet grasslands and open water as a further expansion to Moor Green Lakes Nature Reserve. A network of bridleways and paths are included in the plans. Exact details of restoration will depend on the amount of mineral removed as final ground levels will be critical in determining habitats created.

Gravel deposits exist south of the River. However the presence of the Eversley Meadows Local Wildlife Site may make the site uneconomic to extract. A route for the BV Path avoiding the use of the road verge at Eversley would be beneficial, as would extra routes south of the river.

Wokingham Borough Council have designated this section of the Valley as an Area of Special Landscape Importance, proposals that impact the landscape should reflect this.