

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

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	21 September 2016
<b>Title:</b>	Application for Variation of conditions 3 (Site Layout) and 18 (to allow storage of wood) of planning permission 51471/002 at Hutchings & Carter Yard, Waterbrook Road, Alton GU34 2UF. (Application No. 51471/003) (Site Ref: EH156)
<b>Reference:</b>	7796
<b>Report From:</b>	Head of Strategic Planning

**Contact name:** Katherine Snell

**Tel:** 01962 845938

**Email:** Katherine.snell@hants.gov.uk

## 1. Executive Summary

- 1.1 The proposal is to vary conditions 3 and 18 of planning permission [51472/002](#), which established a Waste Recycling Centre for construction & demolition waste, within Waterbrook Industrial Estate. The planning application is for the inclusion of a wood stockpile which would alter the approved site layout (Condition 3) and increase the range of waste materials permitted on the site (Condition 18). The proposed amendments to conditions are retrospective as the wood storage, changes to the layout and ancillary features are already in place. There has also been a revised landscaping scheme submitted to accompany these changes.
- 1.2 The following issues are relevant:
- impact on visual amenity for a limited number of local residents on Wilsom Road and Windmill Lane; and
  - impact on the wider landscape character.
- 1.3 These visual issues have been raised as the main concerns by the local County Councillor.
- 1.4 A committee site visit by Members took place on 5 September 2016 in advance of the proposal being considered by the Regulatory Committee.
- 1.5 The proposed development is not an Environmental Impact Assessment (EIA) development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2011](#). Screening under the EIA Regulations has been carried out on the proposed development as supplied.

The development is classified as a Schedule 2 development as it falls within Category 11, (b) and exceeds the size threshold. However, whilst being identified under the Regulations, it is not deemed to be an EIA development requiring an Environmental Statement.

- 1.6 It is considered that the proposal would be in accordance with the adopted [Hampshire Minerals and Waste Plan \(2013\)](#) (HMWP) and [East Hampshire The Local Plan Part 1 \(Joint Core Strategy\) \(2014\)](#) (EHLPP). The proposal is not considered to be significantly visually intrusive due to the existing structures, natural screening in place and limited sensitive receptors (Policies 10 and 13 of the HMWP and Policy CP20 of the EHLPP). The proposal will not give rise to adverse amenity impacts as the odour, noise and emission levels from the additional waste type and the revised layout is considered to be acceptable (Policy 10). The nature of the development would not give rise to an adverse impact on the local ecological designations (Policy 3). The proposal is acceptable in highway terms (Policy 12) as there will be no increase in overall vehicle movements and there is no significant flood risk or surface water increase as a result of the proposal (Policy 11). The site already has permission for a waste management facility, contributing to meeting Hampshire's demand for aggregates and diverting waste from landfill. Therefore, the principle of a sustainable development and need for the development has been established in accordance with Policies 1, 16,17, 18, 25, 26,27, 29 and 30 of the adopted Hampshire Minerals and Waste Plan (2013) and Policy CP4 of East Hampshire The Local Plan Part 1 (Joint Core Strategy) (2014). It is the view of the Waste Planning Authority that when taking into consideration the Development Plan as a whole, planning permission should be GRANTED subject to the conditions listed in integral Appendix B.

## 2. The Site

- 2.1 The site is within the Waterbrook Industrial Estate, within the settlement boundary on the Eastern Edge of Alton, Hampshire. The site extends across 2.2 hectares of land which was previously part of the adjacent Alton Sewage Treatment Works. The site is currently used as a Waste Recycling Centre. The area is allocated as existing employment land (CP4-Existing employment land) in the [East Hampshire Local Plan Part 1 \(Joint Core Strategy\) \(2014\)](#).
- 2.2 The site is surrounded by industrial and commercial land uses with the remaining operational waste water treatment works within 10 metres of the north-east boundary of the site. Mill Lane Industrial Estate is 100 metres to the north-west, the Household Waste Recycling Centre is 40 metres to the west, and Alton Business Centre and Omni Business Centre are 149 and 89 metres respectively to the south-west of the site. The site is secured by way of metal palisade fencing along the boundary and gates.

- 2.3 The site is located within the Townscape Character area of Alton in the [Hampshire Integrated Character Assessment](#). It sits in Area of ALT03 Industrial Estate and Business Park. This is a large, fragmented industrial area and retail park to the south-eastern edge of the town, following the line of the valley and the railway. There is small-, medium- and large-footprint buildings set on a series of small skewed grids. Buildings are functional, generally offering large blank facades to roads. There is a mix of low-key manufacturing and storage facilities and retail and food store. Buildings set in large expanses of hardstanding, much of it used for parking of cars, vans or lorries.
- 2.4 The nearest residential property from the application boundary is 262 metres (Lynch Hill Cottage) on Waterbrook Road and is set back from Waterbrook Industrial Estate. There is also a large cluster of housing 500 metres to the south west located south of Ashdell Road and West of Wilsom Road. There are a few elevated detached properties 230 metres to the west of the site, off Wilsom Road.
- 2.5 The site lies approximately 1.8 kilometres (km) to the north-east of the South Downs National Park Boundary.
- 2.6 The Caker Stream borders the site from the north-west to the south and is separated from the site by vegetated bank (in the form of a steep sloped bund of around 4 metres in height), metal palisade fencing and trees. Caker Stream is a chalk stream and is identified as a Biodiversity Action Plan Priority Habitat.
- 2.7 The western edge of the site falls within Flood Zone 2.
- 2.8 The site is bordered to the south east by the A31, with mature trees either side. Access to the site is gained from Waterbrook Road, which adjoins the B3004 Mill Lane. The B3004 joins the A31 approximately 800m to the north east.
- 2.9 The western stretch of the Public Right of Way (PROW) footpath known as Alton, Route Number 40 is 140 metres to the south of the site. The eastern element which crosses the Caker stream is known as Worldham, Route number 26).
- 2.10 The distance to the nearest train line is 500 meters to the north-west of the site.
- 2.11 The approved working hours for the site are set out in condition 5 of planning permission 51472/002. These are Monday to Saturday between 0700 and 1800 with no working on Sundays or recognise Public Holidays. This is not changed as part of the proposal.
- 2.12 Condition 19 of planning permission [51471/002](#) sets out traffic movements associated with the site and set out a maximum of 612 heavy good vehicle movements within one week. There are no proposed changes to the vehicle

movement numbers or any other aspects of conditions, apart from those changes proposed to conditions 3 and 18.

### 3. Planning History

3.1 The planning history of the site is as follows:

Application no.	Location	Proposal	Decision Date
<a href="#">33089/032</a>	Hutchings & Carter Yard, Former Sewage Works, Waterbrook Road, Alton Hampshire GU34 2UD	Change of use (with associated building modifications) from existing builders storage depot to a waste recycling facility to accept and process commercial and industrial waste (including the use of a waste picking station and trommel) on industrial land at the former sewage works off Waterbrook Road, Alton	23/01/2013
<a href="#">SCR/2011/0226</a>	Alton Recycling Centre, Waterbrook Road, Alton	Waterbrook Road, Alton Screening Opinion: Proposed change of use (with associated building modifications) to skip waste recycling facility to accept and process commercial and industrial skip waste	15/11/2011
<a href="#">51471/002</a>	Former Sewage Works, Waterbrook Road, Alton, Hampshire	Retention of Waste Recycling Centre for construction & demolition waste to include a light weight structure, landscaped bund, parking and associated plant and machinery	11/04/2011
<a href="#">SCR/2009/0261</a>	Former Sewage Works, Waterbrook Road, Alton	Screening Opinion: Waste Recycling Centre for construction & demolition waste	20/10/2009
<a href="#">SCR/2007/0139</a>	Phase 2, The Waterbrook Estate, Mill Lane, Alton, GU34 2QH	Screening Opinion: Waste transfer & recycling centre for construction & demolition waste; commercial & domestic waste; including screening, crushing & an operation centre for the storage & sorting of skips	23/07/2007

- 3.2 In addition to the above, the application site has had various planning permissions for business uses (B1, B2 and B8) granted by East Hampshire District Council. The waste recycling centre utilised the office facilities granted through planning permission [33089/28](#) by East Hampshire District Council. In addition, the sites security fencing has been retained as granted through planning permission [33089/24](#) by the district council.
- 3.3 The site currently has planning permission for the following waste uses:
- Commercial and industrial e.g. [non hazardous waste arising from the activities of wholesalers, catering establishments, shops and offices such as metals, plastic, wood, paper, card, black bag waste permitted under 33089/032]; and
  - Construction and demolition e.g. [non inert rubble, concrete, soils and stone, excluding wood waste).

#### **4. The Proposal**

- 4.1 The proposal is for the variation of condition 3 (site layout) and condition 18 (type of material) of planning permission [51471/002](#) to allow quantities of waste wood to be stored in an area originally identified for additional vehicle parking.
- 4.2 Condition 3 of the planning permission [51471/002](#) states the following:
- “The site shall be set out in accordance with the layout Plan No. 4998SSK/04 E, and cross section plan nos. 286-02D and 286-01C unless otherwise agreed by the Waste Planning Authority in writing.’
- 4.3 It is proposed by the applicant to amend the condition to as follows:
- Condition 3:
- “The site shall be set out in accordance with the layout Plan No: 4998 SK/04F”
- 4.4 Condition 18 of planning permission 51471/002 states the following:
- “Material imported to the site shall comprise of inert construction and demolition waste only ie clean, uncontaminated soils, rubble, and concrete only.”
- 4.5 It is proposed by the applicant to amend the condition to as follows:
- Condition 18:
- “Waste materials on the site shall include only those wastes which are consented by the Environmental Permit for the site. As well as wastes from

construction and demolition for the purpose of creating recycled soils and recovered aggregates this shall include the storage of waste wood”

- 4.6 Since permission was granted, the site has developed a full range of waste activities. This has included removing wood from the incoming wastes and receiving waste wood separately, for recycling and re-use. It is stored to accumulate sufficient quantities to bulk off site to a specialist recycler.
- 4.7 The proposed variation of Condition 3 (Layout) and 18 (Types of materials) would comprise of:
- An area on the north east boundary identified as occasional skip storage;
  - Expansion of the central soil/hardcore waste stockpile area to the south by approximately 450m<sup>2</sup>;
  - Expansion of the central stockpile area to include screened material along the eastern edge, increasing the width by approximately 10-20 metres in places, extending northwards by approximately 20 metres;
  - Relocation of storage of processed product from centre of the site to southern half of western boundary;
  - To store the waste wood on an area originally identified as additional vehicle parking on the western boundary;
  - A short section of 2 metre concrete retaining wall; and
  - To handle and store waste wood on site.
- 4.8 The proposed amendments to the conditions are retrospective as the wood storage, changes to the layout and ancillary features are already in place.
- 4.9 The applicant states that the stockpile height of the waste wood will reach no more than 5 metres.
- 4.10 The applicant states that the site is permitted by the Environment Agency (EA) to accept a full range of wastes. The Environmental Permit from the EA controls any potential amenity issues and fire hazard control.
- 4.11 The applicant suggests that the proposed variation of conditions will not increase traffic movements, as fewer loads will be needed to manage wood if it is stored on site before bulk removal. There are enough existing parking spaces on site to accommodate all the vehicles, without the additional parking area shown on the originally approved plan.
- 4.12 Heavy Goods Vehicles (HGVs) (defined as vehicles over 3.5 tonne un-laden) will access and leave the site via Waterbrook Road as the existing traffic. The site is on the [Strategic Road Network](#).
- 4.13 There are no proposed changes to the vehicle movements or any other aspects of the current conditions, apart from those named as 3 (layout) and 18 (waste types).
- 4.14 The proposed development has been assessed under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2011](#). Screening

under the EIA Regulations has been carried out on the proposed development as supplied by the applicant. The development is classified as a Schedule 2 development as it falls within Category 11, (b) and exceeds the size threshold. However, whilst being identified under the Regulations, it is not deemed to be an EIA development requiring an Environmental Statement.

## 5. Development Plan

- 5.1 When granting planning permission for this facility in 2011, the proposal was considered against the relevant policies at the time namely the [Hampshire Minerals and Waste Core Strategy \(2007\)](#), the [East Hampshire District Council Local Plan \(2006\)](#) and Alton Sewage Treatment Works and Alton Business Park Extension Development Brief (1998).
- 5.2 As the site already has planning permission for a waste management facility, the principle of a sustainable waste development, its location, its design, the need for the development and its contribution to climate change mitigation and adaptation has been established in accordance with the relevant planning policies at the time of planning permission being granted.
- 5.3 All of these planning policy documents have been subsequently superseded by new national policy and more recently adopted local planning policy documents:

### [National Planning Policy Framework \(2012\) \(NPPF\)](#):

- 5.4 The following sections of the National Planning Policy Framework (NPPF) are relevant to this proposal:
- Paragraph 11: Determination in accordance with the development plan unless material considerations indicate otherwise;
  - Paragraph 14: Presumption in favour of sustainable development;
  - Paragraph 17: Set of core land-use planning principles should underpin both plan-making and decision-taking;
  - Paragraph 19: Support of sustainable economic growth and not act as an impediment to sustainable growth; and;
  - Paragraph 118: Conserving and enhancing the natural environment.

### [National Planning Policy for Waste \(2014\) \(NPPW\)](#):

- 5.5 The following paragraphs are relevant to the proposal:
- Paragraph 1: Delivery of sustainable development and resource efficiency; and
  - Paragraph 7: Determining planning applications.

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

5.6 The following policies are relevant to the proposal:

- Policy 1: Sustainable minerals and waste development;
- Policy 16: Safeguarding – minerals infrastructure;
- Policy 17: Aggregate supply – capacity and source;
- Policy 18: Recycled and secondary aggregates development;
- Policy 25: Sustainable waste management;
- Policy 26: Safeguarding - waste infrastructure;
- Policy 27: Capacity for waste management development;
- Policy 29: Locations and sites for waste management; and
- Policy 30: Construction, demolition and excavation waste development.

5.7 The following policies from the HMWP are more directly relevant to the variation of condition proposal:

- Policy 3: Protection of habitats and species;
- 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;

**East Hampshire The Local Plan Part 1 (Joint Core Strategy) (2014):**

5.8 The following policies are relevant to the proposal:

- Policy CP4 - Existing employment land; and
- Policy CP20 – Landscape.

**6. Consultations**

6.1 **County Councillor Joy:** Objected to the proposal in relation to the visual impact and loss of landscape character.

6.1 **County Councillor Kemp-Gee:** Has been consulted.

6.2 **Alton Town Council:** Has no objection.

6.3 **Binsted Parish Council:** Has been consulted.

6.4 **Worldham Parish Council:** Has no objection.

6.5 **East Hampshire District Council:** Has no objection.

- 6.6 **Environmental Health Officer (EHO) East Hampshire:** Has recommended the [conditions](#) relating limiting the height of wood storage, no further processing of wood, prior to the removal off site via a specialist recycler and no burning of waste or other materials on site.
- 6.7 **Local Highway Authority:** Has no objection.
- 6.8 **Planning Policy (HCC):** Has no objection.
- 6.9 **Public Health (HCC):** Was notified.
- 6.10 **County Landscape Architect:** Has provided a [Visual Impact Assessment](#) as part of his response and raised no objection to the additional stockpiles along the western boundary and the amended layout, on the provision that it is now even more essential that the conditions from the previous application are fully addressed and that the planting is implemented and allowed to successfully establish to help better mitigate the site.

## 7 Representations

- 7.1 Hampshire County Council's [Statement of Community Involvement \(2014\)](#) (SCI) sets out the adopted procedure and publicity requirements associated with determining planning applications.
- 7.2 In complying with the requirements of the SCI, HCC:
- Published a notice of the application in the [Hampshire Independent](#);
  - Placed notices of the application at the application site and local area in May and April, extending the period of neighbour consultation;
  - Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
  - Notified by letter all residential properties within 50 metres of the boundary of the site.
- 7.3 As of 06 September 2016, no representations had been received in relation to the proposal.

## 8 Commentary

### Development Plan/Policy context/Principle of the development

- 8.1 As explained above, this development already has permission to operate as an aggregate recycling facility through the grant of planning permission [51472/002](#). As such, the principle of a waste management facility, its location, its design, the need for the development and its contribution to

climate change mitigation and adaptation has been established in accordance with the relevant planning policies at the time. When comparing to the current relevant development plan, the existing site is in accordance with Policies 1, 2, 17, 18, 25, 27 and 29 of the adopted [Hampshire Minerals & Waste Plan \(2013\)](#) and Policies CP4 and CP20 of the [East Hampshire Local Plan Part 1 \(Joint Core Strategy\) \(2014\)](#).

- 8.2 The site is safeguarded through Policies 16 (Safeguarding – minerals infrastructure) and 26 (Safeguarding - waste infrastructure) of the [Hampshire Minerals & Waste Plan \(2013\)](#) as an aggregate recycling facility. The proposal would regularise the introduction of an additional waste stream which is a similar land use and is considered to be complementary to the function of the existing minerals and waste activities. It is therefore concluded that the proposed site would not result in the introduction of any uses which may prejudice the existing site operations. The proposal is therefore considered to be in accordance with Policies 16 (Safeguarding – minerals infrastructure) and 26 (Safeguarding – waste infrastructure) of the adopted [Hampshire Minerals & Waste Plan \(2013\)](#).
- 8.3 Policy 1 (Sustainable minerals and waste development) of the adopted [Hampshire Minerals & Waste Plan \(2013\)](#) states that the Hampshire Authorities will take a positive approach to minerals and waste development that reflects the presumption in favour of sustainable development contained in the [National Planning Policy Framework \(2012\)](#).
- 8.4 The environment sensitivity of Caker Stream has been considered, but would not be harmed by the development as the physical barrier of the bund and drainage systems in place remain as before. Therefore the proposal is in accordance with Policy 3: Protection of habitats and species.
- 8.5 As the Waste Planning Authority (WPA) has the opportunity to review all the conditions of the planning permission [51472/002](#), there are a number of changes to the approved conditions and some additional planning conditions recommended by way of this variation to accommodate changes to the site's practices and statutory consultee responses.

#### Visual impact and landscape

- 8.6 Policy 13 (High-quality design of minerals and waste development) of the [Hampshire Minerals & Waste Plan \(2013\)](#) requires that waste development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape and Policy 10 (Protecting public health, safety and amenity) protects residents from significant adverse visual impact.

- 8.7 In this case, the proposal would be located on brownfield land within the existing land use. It lies within the Industrial Estate and Business Park Character Area of Alton (Townscape Character Area ALT03 as defined by the [Hampshire Integrated Character Assessment](#)) and is recognised as existing employment land (Policy CP4) in the [East Hampshire Local Plan Part 1 \(Joint Core Strategy\) \(2014\)](#). The landscape is predominately rural to the east and south.
- 8.8 The site is comprised of made ground and two large existing industrial buildings. Larger structures beyond the site from the sewage works dominate the area to the north and east. Views from the north and west are limited due to the large light coloured industrial units on Caker Stream Road (known as Waterside) and Oriel Business Park respectively.
- 8.9 The proposed stockpiles and retaining wall have been assessed against the existing plant, stockpiles and buildings within the site. The proposed stockpiles on the western boundary would be 4 metres high. This is 1 metre lower than the 5 metres high stockpile which extend from the centre of the site. This is 3 metres higher when compared to the approved perimeter bund (which is 1 metre high as measured within the site and approximately 3 metres high from the boundary due to the natural slope of the land). The approved soil store building (13m by 7m by 6m) is 1 metre higher and has a much more dominant presence than the stockpiles in the landscape due to its shape, dense form and light coloured cladding.
- 8.10 Whilst built development is not commonplace in the wider landscape to the east, in the immediate vicinity of the site the structures and plant of the industrial estate exert an influence on the local landscape character. Therefore, the changes within the site are considered to be consistent with the existing use and are not significantly greater in mass, height or scale so do not have a significant adverse impact on the local landscape character. The proposal is therefore considered to be in accordance with Policy 13 (High-quality design of minerals and waste development) of the [Hampshire Minerals & Waste Plan \(2013\)](#).
- 8.11 The main element that contributes to the wider landscape is the perimeter trees and bund planting. The established trees effectively screen and filter views of the existing and proposed developments at the site for parts of the year when the trees are in leaf. The proposed variation application includes an amended landscaping scheme that will increase the extent of the planting along the bunds and increase the content of evergreen species to bolster the screening throughout the year.
- 8.12 There has been a concern raised that the site ground levels are higher than when the original approval was granted under permission [51472/002](#). The previous permissions at the site do not give any clear guidance on what the pre-development land levels were. Only limited historical data is available on

this issue. In response to the concerns raised through this application, surveys of the current ground levels have been carried out by the Waste Planning Authority (WPA) and compared to the limited historic data available (primarily aerial photographs and historic planning drawings). Whilst the results show that there appears to have been some land raising across parts of the site, the overall contours of the land have not been altered to an extent that is materially noticeable from outside the site or significantly changes the impact the site activity has on the surrounding area. As a result no demonstrable harm has occurred. However, to prevent any further land raising, it is recommended that a condition is included in any permission granted relating to the land levels, using the level of the existing circular vehicular route around the site as the reference point. This is included in integral Appendix B. The WPA is confident that the site can be successfully monitored against this condition in relation to the future use of the site.

- 8.13 A [Visual Impact Assessment](#) has been carried out by the County Landscape architect. This shows that there are limited clear views of the application site. The places with the most likely view of the site are considered to be situated to the west of the site from within the Alton Household Waste Recycling Centre (HWRC) at Omega Park (20 metres) and south west of the site, at the the public footpath (Alton, Route Number 40) which is near Omega Park, from the bus stop and houses on Wilsom Road (200 metres) and from an isolated property on the top of Windmill Lane (600 metres). However, the views obtained of the site are for a limited time during the year and range from 20 metres at the HWRC in Omega Park to 600 metres at Windmill Lane in distance. The views of the stockpiles are less obtrusive than that of the surrounding industrial structures and the numbers of sensitive receptors are minimal due to the surrounding structures and landforms. Due to the distances the changes proposed would only be marginally perceived.
- 8.14 Whilst the visual impact is not considered significant due to the site context and lack of sensitive receptors, to ensure that the optimum screening is secured, a planning condition is recommended to require additional planting. This will be monitored and any unsuccessful planting will be replaced over the next 5 years.
- 8.15 It is considered that due to the existing landscape and natural screening and the size and scale of the proposed development, the impact of the altered site layout and additional wood stockpile on the landscape and local visual amenity are not significant and so are acceptable in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments).

### Impact on amenity and health

- 8.16 Policy 10 (Protecting public health, safety and amenity) of the [Hampshire Minerals & Waste Plan \(2013\)](#) requires that any development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. Also, any proposal should not cause an unacceptable cumulative impact arising from the interactions between waste developments and other forms of development. The proposed development is considered to be in accordance with Policy 10 (Protecting public health, safety and amenity) of the [Hampshire Minerals & Waste Plan \(2013\)](#).

### Dust

- 8.17 Whilst the principle of the development is accepted through the planning permission [51472/002](#), the EHO has requested that there shall be no further processing of wood, prior to the removal of site via a specialist recycler to prevent the generate of dust and reduce impact to surrounding residents. In addition, the Waste Planning Authority recognises that dust is an issue that could be improved upon. A condition to update the [Air Quality and Dust Assessment](#) as supplied with planning permission [51472/002](#) has also been applied to this recommendation.

## **9 Summary**

- 9.1 It is considered that the proposal would be in accordance with the adopted [Hampshire Minerals and Waste Plan \(2013\)](#) (HMWP) and [East Hampshire The Local Plan Part 1 \(Joint Core Strategy\) \(2014\)](#) (EHLPP). The proposal is not considered to be significantly visually intrusive due to the existing structures, natural screening in place and limited sensitive receptors (Policies 10 and 13 of the HMWP and Policy CP20 of the EHLPP). The proposal will not give rise to adverse amenity impacts as the odour, noise and emission levels from the additional waste type and the revised layout is considered to be acceptable (Policy 10). The nature of the development would not give rise to an adverse impact on the local ecological designations (Policy 3). The proposal is acceptable in highway terms (Policy 12) as there will be no increase in overall vehicle movements and there is no significant flood risk or surface water increase as a result of the proposal (Policy 11). The site already has permission for a waste management facility, contributing to meeting Hampshire's demand for aggregates and diverting waste from landfill. Therefore, the principle of a sustainable development and need for the development has been established in accordance with Policies 1, 17, 16, 18, 25, 26, 27, 29 and 30 of the adopted Hampshire Minerals and Waste Plan (2013) and Policy CP4 of East Hampshire The

Local Plan Part 1 (Joint Core Strategy) (2014). It is the view of the Waste Planning Authority that when taking into consideration the Development Plan as a whole, planning permission should be GRANTED subject to the conditions listed in integral Appendix B.

## **10 Recommendation**

- 10.1 That planning permission be GRANTED subject to the conditions listed in integral Appendix B.

### Appendices:

Integral Appendix A – Corporate or Legal Information  
Integral Appendix B – Conditions  
Integral Appendix C – Annexes to Reasons for Conditions  
Appendix D - Location Plan  
Appendix E – Layout Plan  
Appendix F - Landscaping scheme

**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.)**

Document

Planning application

Location

EII Court West

The Castle

Winchester

Hampshire

SO23 8UD

<https://planning.hants.gov.uk/ApplicationDetails.aspx?AppNo=51471/003>

## CONDITIONS

### Commencement

1. The development hereby approved shall be implemented in accordance with the approved plans within three year from the date of this permission.

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

### Timing

2. The perimeter bunds shall be fully constructed, graded, top soiled in accordance with the approved plan and cross section details as detailed on Drawings 4998 SK/04 Rev G and 286-02 Rev E (and 286-01 Rev C approved under permission 51472/002).

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

### Layout

3. The site shall be set out in accordance with the layout plan 4998 SK/04 Rev G.

Reason: To ensure the site is set out in the manner applied for in order to minimise any adverse impacts on local amenities in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

### Site Levels

4. The site ground levels shall not exceed those shown HCC plan EH156 Stock Survey 2016, with the exception of the approved stockpile areas.

Reason: To ensure that appropriate site levels are maintained in the interests of local amenities in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

### **Hours of Working and Construction Hours**

5. No heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0700-1800 Monday to Saturday. There shall be no working on Sundays or recognised Public Holidays.

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

### **Landscape**

6. Landscaping for the perimeter of the site (including construction of the perimeter bunds) shall be undertaken in the first planting season following the issue of this permission as detailed on approved planting plan and specification No. 286-02 Rev E. Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The scheme shall be implemented as approved.

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

### **Protection of Water Environment**

7. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

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

8. 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 in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

9. 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.

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

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

#### **Noise, Dust and Odour**

10. 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: To minimise noise disturbance from operations at the site in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

11. Within three months of the date of this permission, an updated Dust and Noise management shall be submitted to the Waste Planning Authority for written approval. The scheme shall be implemented as approved for the duration of the site's operation.

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

12. All vehicles, operated within the site shall be fitted with white noise type low tonal reversing alarms.

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

13. All lorries entering and leaving the site carrying waste or recycled material shall be fully sheeted.

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

### **Buildings and Plant**

14. The covered waste structure shall be maintained in accordance with Plan. No. 4998 SK/05 Rev C (as approved under permission 51472/002).

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

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

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

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

### **Storage**

16. Stockpiles of waste and recycled material shall not exceed a maximum level of five metres in height above the level of the ground on which the stockpiles are located for soil/hardcore processing and screened material and 4 metres in height above the level of the ground for product storage and material storage including wood.

Reason: To control any adverse visual impact and to control windborne dust in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

17. Measuring poles marked at 4 metres and 5 metres heights, shall be retained on site near the stockpiles to be used as a reference. Within 1

month of the date of this permission, the location of these measuring poles shall be submitted to the Waste Planning Authority for approval and maintained for the duration of the development as approved.

Reason: To control any adverse visual impact and to control windborne dust in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

### **Types of Materials**

18. Material imported to the site shall comprise inert construction and demolition waste (i.e. clean, uncontaminated soils, rubble, concrete and wood) only.

Reason: In the interests of pollution control and the amenities of the area in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013). The purpose of the development is to produce screened soils and recycled aggregate only.

19. There shall be no burning or processing of wood on site

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

### **Highways**

20. No more than 612 HGV movements shall take place in any one week (Monday- Sunday). A record of all Heavy Goods Vehicles entering and exiting the site shall be kept on site and shall be made available for inspection by the Waste Planning Authority upon request.

Reason: To ensure that the level of Heavy Goods Vehicles traffic generated by the site does not have a detrimental impact on the local highway network in accordance with Policy 12 (Managing Traffic) of the Hampshire Minerals & Waste Plan (2013).

21. For the duration of the development measures shall be taken to clean vehicles leaving the site to prevent mud and spoil from being deposited on the public highway. No vehicle shall leave the site unless it has been cleaned sufficiently to prevent mud and spoil being carried on to the public highway. In the event that mud and spoil from vehicles leaving the

site are deposited on the public highway, measures shall be taken to clean the highway. In any event at the end of each working day the highway shall be cleaned to the satisfaction of the Waste Planning Authority.

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

### **Plans and particulars**

22. The development hereby permitted shall be carried out in accordance with the following approved plans: **4998 SK/04 Rev G, 1744-01-01 Rev B, 1744-01-02 Rev B, 1744-01-03 Rev A, 1744-01-04 Rev F, 1744-01-05 Rev B, 1744-01-06 Rev C, 1744-01-07 Rev C, 1744-01-09 Rev A, 1744-01-10 Rev B, 1744-01-11 , 1744-01-13 Rev A, 1744-01-14 Rev A, EC/RJ501242/100, EC/RJ501242/101**

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

### **Note to Applicants**

- 1) This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.
- 2) In determining this planning application, the Waste Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the 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) Order 2015.
- 3) This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.
- 4) For the purposes of matters relating to this decision Heavy Goods Vehicles (HGVs) are defined as vehicles over 3.5 tonne un-laden.

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

**National Planning Policy Framework (NPPF) 2012**

**Paragraph 11: Determination in accordance with the development plan**

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

**Paragraph 14 – Presumption in favour of sustainable development**

14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

**Paragraph 17: Core land-use planning principles should underpin both plan-making and decision-taking**

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.

**Paragraph 19: Support of sustainable economic growth**

The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

**Paragraph 118: Conserving and enhancing the natural environment**

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
  - potential Special Protection Areas and possible Special Areas of Conservation;
  - listed or proposed Ramsar sites;<sup>26</sup> and

- sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

In preparing Local Plans, local planning authorities should:

- identify and include policies for extraction of mineral resource of local and national importance in their area, but should not identify new sites or extensions to existing sites for peat extraction;
- so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;
- define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas;
- safeguard:
  - existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and
  - existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

### [National Planning Policy for Waste \(2014\) \(NPPW\)](#)

#### **Paragraph 1.**

The Waste Management Plan for England<sup>1</sup> sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. Positive planning plays a pivotal role in delivering this country's waste ambitions through:

- delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy (see Appendix A);
- ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive

contribution that waste management can make to the development of sustainable communities;

- providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle<sup>2</sup>;
- helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and
- ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.

This document sets out detailed waste planning policies. It should be read in conjunction with the National Planning Policy Framework<sup>3</sup>, the Waste Management Plan for England and National Policy Statements for Waste Water and Hazardous Waste, or any successor documents. All local planning authorities should have regard to its policies when discharging their responsibilities to the extent that they are appropriate to waste management.

## **Paragraph 7**

When determining waste planning applications, waste planning authorities should:

- only expect applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up-to-date Local Plan. In such cases, waste planning authorities should consider the extent to which the capacity of existing operational facilities would satisfy any identified need;

- recognise that proposals for waste management facilities such as incinerators that cut across up-to-date Local Plans reflecting the vision and aspiration of local communities can give rise to justifiable frustration, and expect applicants to demonstrate that waste disposal facilities not in line with the Local Plan, will not undermine the objectives of the Local Plan through prejudicing movement up the waste hierarchy;

- consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B and the locational implications of any advice on health from the relevant health bodies. Waste planning authorities should avoid carrying out their own detailed assessment of epidemiological and other health studies;

- ensure that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located;

- concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the

assumption that the relevant pollution control regime will be properly applied and enforced;

- ensure that land raising or landfill sites are restored to beneficial after uses at the earliest opportunity and to high environmental standards through the application of appropriate conditions where necessary.

### **Hampshire Minerals and Waste Plan (HWMP) 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 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:

- 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;
- nationally designated sites including Sites of Special Scientific Interest and National Nature Reserves, nationally protected species and Ancient Woodland;
- local interest sites including Sites of Importance for Nature Conservation, and Local Nature Reserves;
- habitats and species of principal importance in England;
- 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 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:

- not result in an increased flood risk elsewhere and, where possible, will reduce flood risk overall;
- 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;
- have site drainage systems designed to take account of events which exceed the normal design standard;
- not increase net surface water run-off; and
- 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:

highway safety;  
pedestrian safety;  
highway capacity; and  
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 16 – Safeguarding – minerals infrastructure**

Infrastructure that supports the supply of minerals in Hampshire is safeguarded against development that would unnecessarily sterilise the infrastructure or prejudice or jeopardise its use by creating incompatible land uses nearby.

Minerals sites with temporary permissions for minerals supply activities are safeguarded for the life of the permission.

The Hampshire Authorities will object to incompatible development unless it can be demonstrated that:

the merits of the development clearly outweigh the need for safeguarding;

or

the infrastructure is no longer needed; or

the capacity of the infrastructure can be relocated or provided elsewhere.

In such instances, alternative capacity should:

- i. meet the provisions of the Plan, that this alternative capacity is deliverable; and
- ii. be appropriately and sustainably located; and
- iii. conform to the relevant environmental and community protection policies in this Plan; or

the proposed development is part of a wider programme of reinvestment in the delivery of enhanced capacity for minerals supply.

The infrastructure safeguarded by this policy is illustrated on the Policies Map and identified in 'Appendix B - List of safeguarded minerals and waste sites'.

**Policy 17: Aggregate supply – capacity and source**

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 18: Recycled and secondary aggregates development**

Recycled and secondary aggregate production will be supported by encouraging investment and further infrastructure to maximise the availability of alternatives to marine-won and local land-won sand and gravel extraction.

**Policy 25 – Sustainable waste management**

The long-term aim is to enable net self-sufficiency in waste movements and divert 100% of waste from landfill. All waste development should:

- encourage waste to be managed at the highest achievable level within the waste hierarchy; and
- reduce the amount of residual waste currently sent to landfill; and
- be located near to the sources of waste, or markets for its use; and / or
- maximise opportunities to share infrastructure at appropriate existing mineral or waste sites.

The co-location of activities with existing operations will be supported, where appropriate, if commensurate with the operational life of the site, and where it would not result in intensification of uses that would cause unacceptable harm to the environment or communities in a local area (including access routes), or prolong any unacceptable impacts associated with the existing development.

Provision will be made for the management of non-hazardous waste arisings with an expectation of achieving by 2020 at least:

- 60% recycling; and
- 95% diversion from landfill.

**Policy 26: Safeguarding - waste infrastructure**

Waste management infrastructure that provides strategic capacity is safeguarded against redevelopment and inappropriate encroachment unless:

- a. the merits of the development clearly outweigh the need for safeguarding; or
- b. the waste management infrastructure is no longer needed; or
- c. the waste management capacity can be relocated or provided elsewhere and delivered; or
- d. the proposed development is part of a wider programme of reinvestment in the delivery of enhanced waste management facilities.

The infrastructure safeguarded by this policy is illustrated on the Policies Map and identified in 'Appendix B - List of safeguarded minerals and waste sites'.

**Policy 27 – Capacity for waste management development**

In order to reach the objectives of the Plan and to deal with arisings by 2030 of:

- 2.62mtpa of non-hazardous waste;
- 2.49mtpa of inert waste;
- 0.16mtpa of hazardous waste.

The following minimum amounts of additional waste infrastructure capacity are estimated to be required:

- 0.29mtpa of non-hazardous recycling capacity; and
- 0.39mtpa of non-hazardous recovery capacity; and
- 1.4mt of non-hazardous landfill void.

Proposals will be supported where they maintain and provide additional capacity for non-hazardous recycling and recovery through:

the use of existing waste management sites; or  
extensions to suitable sites:

- that are ancillary to the operation of the existing site and improve current operating standards, where applicable, or provide for the co-location of compatible waste activities; and
- which do not result in inappropriate permanent development of a temporary facility and proposals for ancillary plant, buildings and additional developments that do not extend the timescale for completion of the development; or
- extension of time to current temporary planning permissions where it would not result in inappropriate development; or
- new sites to provide additional capacity (see Policy 29 - Locations and sites for waste management).

**Policy 29 – Locations and sites for waste management**

1. Development to provide recycling, recovery and/ or treatment of waste will be supported on suitable sites in the following locations:

Urban areas in north-east and south Hampshire;  
Areas along the strategic road corridors; and  
Areas of major new or planned development.

2. Any site in these locations will be considered suitable and supported where it:

is part of a suitable industrial estate; or  
has permission or is allocated for general industry/ storage; or  
is previously-developed land or redundant agricultural and forestry buildings, their curtilages and hardstandings or is part of an active quarry or landfill operation; or  
is within or adjoins sewage treatment works and the development enables the co-treatment of sewage sludge with other wastes; and  
is of a scale compatible with the setting.

3. Development in other locations will be supported where it is demonstrated that:

the site has good transport connections to sources of and/or markets for the type of waste being managed; and  
a special need for that location and the suitability of the site can be justified.

### **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.

### **[East Hampshire The Local Plan Part 1 \(Joint Core Strategy\) \(2014\)](#)**

#### **CP4 Existing Employment Land**

The use of employment land for alternative uses will be permitted where the site can be shown to be no longer suitable for employment use of some form and the alternative use is in conformity and consistent with other policies and strategies of the Local Plan: Joint Core Strategy.

Where development is proposed which would result in loss of an existing industrial or business site, a planning obligation may be negotiated with the applicant to offset the loss of employment on the site and mitigate the economic impact.

### **CP20 Landscape**

The special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to:

- a) conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan;
- b) protect and enhance local distinctiveness sense of place and tranquility by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;
- c) protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;
- d) protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;
- e) incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;
- f) maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure).

Priority will be given to working with landowners and others in order to ensure that land management practices improve public access to the countryside, conserve and enhance valued landscapes of major importance for wild flora and fauna, and restore landscapes where valued features have been lost or degraded.