

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	19 March 2014
Title:	Construction of Materials Recycling Facility building (MRF), demolition of existing workshop and storage buildings, construction of internal screen bund, installation of a sewage treatment facility for the office and reorganisation of the site layout including, replacement of weighbridge/office and ancillary buildings, relocation of concrete plant, parking areas and aggregate storage bays, fuel tanks and skip storage, and drainage improvements and retention of aggregates depot and concrete mixing plant at Lee Lane, Nursling, Southampton SO16 0AD. (Application No. 14/00024/CMAS) (Site ref: TV055)
Reference:	5717
Report From:	Head of County Planning

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1. Executive Summary

- 1.1. Planning permission is sought for the construction of a materials recycling facility (MRF) building and reorganisation of the site layout which shall involve the demolition of existing on site buildings, construction of an internal screen bund, installation of a sewage treatment facility for the office, replacement weighbridge/office and ancillary buildings, parking areas and fuel tanks, skip storage, drainage improvements and the retention and relocation within the site of the aggregates depot and concrete mixing plant uses at Lee Lane, Nursling, Southampton. The operating hours and vehicle and tonnage throughput limits would remain unchanged from the existing planning consent.
- 1.2. No objections have been raised by consultees and no representations were received from members of the public.
- 1.3. The main considerations arising from the application are therefore; whether the proposed development would be in accordance with the development plan, the visual and landscape impact of the proposal and whether it can be

accommodated at the site without causing an unacceptable impact on the amenity of local residents.

- 1.4. It is considered that the proposal is in accordance with the Hampshire Minerals & Waste Plan (2013) policies: Policy 5 (Protection of the Countryside); 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 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 would not materially harm the character of the area or the amenity of local residents and would be acceptable in terms of highway safety and convenience therefore the recommendation is to grant planning permission.

2. Site

- 2.1. The site, as shown on attached plan, is located just north of the M27 motorway, near to Church Lane, Nursling and comprises the existing Lee Lane yard which occupies an area of 1.6 hectares of land. The nearest houses to the site are to the west at a distance of approximately 100 metres, and to the south at a distance of approximately 200 metres. Access to the site is from Lee Lane/Station Road to the Nursling Industrial Estate then to the M271. Nine houses front Station Road south of the M27 and lie adjacent the access route.
- 2.2. Land adjacent and to the south of the site is currently used for the grazing of horses and has been formed into paddocks. Land to the east of Lee Lane is in agricultural use. To the west and adjacent the site is an area of commercial woodland beyond which lies the nearest residential property, finally land to the north of the site is used for paintballing activities.
- 2.3. Though within the designated countryside the site currently benefits from permanent planning permission for waste recycling with skip storage, aggregates depot and concrete mixing plant together with offices (10/00926/CMAS) and other ancillary development and was originally the processing plant site for adjacent historic sand and gravel workings.
- 2.4. The site is publicly visible from its site access on Lee Lane, partially visible from Grade I Listed Grove Place 500 metres to the east, and also from a number of Listed properties on Church Lane to the south. An existing planted screen bank prevents views of the site and material stockpiles from land to the north, an existing recently laid hedgerow on the southern boundary screens some views of the site from the south and a plantation woodland forms an effective visual barrier to the west. Views from the adjacent Lee Lane to the east are screened by the reduced level of the land and an established roadside hedgerow.

- 2.5. The site does not lie within a designated Flood Risk Zone or Source Protection Zone, however the site is within a designated Ground Water Vulnerability Zone. Ground Water Vulnerability Zones denote areas in which surface pollution may, by virtue of underlying geology, result in pollution to groundwater within an underlying aquifer. There are no ecological designations covering the site directly, however the River Test, approximately 450 metres to the west is designated as a Site of Special Scientific Interest (SSSI).

3. Planning History

- 3.1. CLU (TVSCLE036) granted 21 October 1999: Processing of sand and gravel; Importation, storage and distribution of land won aggregates, marine dredged aggregates, secondary aggregates and bagged cement; Ancillary offices and workshop and store buildings.
- 3.2. Recycling of construction and demolition wastes to produce secondary aggregates and soils (TVS01722/13). Granted 21 July 2000. Temporary consent to 31 July 2005.
- 3.3. Temporary relaxation of recycling conditions to allow working in conjunction with resurfacing of the M27 (TVS01722/14). Granted 4 September 2001. Implemented but now lapsed.
- 3.4. Replacement site offices (TVS01722/17). Granted 23 June 2003.
- 3.5. Extension of time of recycling permission (TVS01722/20) granted 25 April 2005. Extended time to 31 July 2010.
- 3.6. Additional temporary offices (07/01508). Granted 31 July 2007. Temporary consent to 11 August 2010.
- 3.7. Temporary Relaxation of recycling conditions to allow working in conjunction with widening of the M27 (08/00550/CMAS). Granted 24 April 2008. Not implemented now lapsed.
- 3.8. Additional site offices and alterations to access (08/01785/CMAS). Granted 14 October 2008.
- 3.9. Application to vary conditions of recycling consent to increase imports to 50,000 tonnes per annum (09/02515CMAS). Withdrawn.
- 3.10. Consolidation application for continued use of site for mixed development (aggregates storage & distribution, recycling of construction and demolition wastes and the supply of ready mix concrete and manufacture of concrete blocks) (10/00926/CMAS). Granted 10 March 2011. This permission included a Section 106 planning agreement for the surrender of the Certificate of Lawful Use (TVSCLE036) and a monetary contribution towards the provision of highway works for the provision of kerbing along

Station Road, a buildout gateway either side of houses on Station Road and to seek a Traffic Regulation Order for a 30mph speed limit.

4. The Proposal

- 4.1. Planning permission is sought for the construction of a non-hazardous commercial, industrial and household waste material recycling building with associated development. This is to include the following:
 - (a) construction of a materials recycling facility building;
 - (b) demolition of the existing on-site workshop and storage building;
 - (c) construction of an internal 2 metre high screen bund;
 - (d) installation of a sewage treatment facility for the office;
 - (e) re-organisation of the site layout including the relocation of weighbridge/offices and ancillary buildings, aggregate bays, concrete plant, parking areas and;
 - (f) the retention of the aggregates depot and concrete mixing uses.
- 4.2. The materials recycling building shall measure 36 metres (length) x 20 metres (width) x 9.17 metres (height) (to ridge) and will comprise a steel frame construction clad in Olive Green coloured steel sheeting with concrete push walls and roof lights. The northern elevation of the building shall be open with the materials recycling operation taking place on a new impermeable concrete surface with drainage laid to fall to soakaway via an oil interceptor.
- 4.3. The weighbridge office shall comprise a two storey portacabin arrangement and measure 9.75 metres (length) x 3.05 metres (width) x 4.86 metres (height) and be sited centrally in the site adjacent the material recycling building.
- 4.4. The internal screen bund shall measure 2 metres high to be planted with trees and shrubs to screen views of the site from the public highway. Further landscape planting of 40 metres in length shall be undertaken on the southern boundary of the site to strengthen the existing hedgerow and visual screen.
- 4.5. Other development shall include the re-location of existing permitted single-storey structures and activities within the site to better suit operational requirements, this shall involve an enlarged and hard surfaced car parking area increasing car parking provision on site from 56 to 68 (an increase of 12), and an increase in HGV parking provision from 21 to 27 (an increase of six).

- 4.6. The proposal shall result in an increase in hard surfaced area within the site. Surface water run-off from these areas will be directed to a herringbone drainage soakaway system located within the site boundary, and in relevant areas via oil interceptor and silt trap. Run-off from the new metalled access road and vehicle car parking area will be directed to surrounding land drains for infiltration into the underlying gravel strata.
- 4.7. Waste shall be imported to the MRF yard and tipped within the proposed building. The waste shall then be subject to primary sorting before being bulked for collection and removal offsite. Inert waste processing and storage shall continue to take place in the existing 'proposed concrete crushing/screening area' shown on plan N6/RB/05 Rev C.
- 4.8. The laboratory unit will contain a small office and a separate lab area which will be utilised for aggregate grading and will include a sink for washing, an oven for drying and a sieve shaker for grading the material. The lab will be used for grading sand products, crushed products and single sized recycled aggregates. No chemical analysis is proposed to be undertaken within the lab.
- 4.9. The proposed office sewage treatment facility shall be as shown on plan ASP16SALES Rev 2 and shall produce effluent suitable for discharge to ground, this activity shall be subject to a discharge consent from the Environment Agency.
- 4.10. Proposed security and operational lighting for the site and MRF building is shown on the accompanying MRF Lighting Plan. A condition shall be attached to any potential planning consent to ensure that external lighting on site complies with this plan.
- 4.11. The applicant has secured control of the adjacent woodland plantation to the west of the site with an agreement that the woodland be retained and managed for the duration of the use of the site in accordance with a woodland management plan to be approved prior to commencement of the development.
- 4.12. The site shall retain its current permitted working hours and continue to operate within its present permitted vehicle movements and material throughput limits as follows:
 - (a) 0630-1930 Monday-Friday, and 0700-1300 Saturday with no plant or machinery operated except between the following hours 0700-1800 Monday to Friday and 0700-1300 Saturday and no working on Sundays or recognised public holidays and;
 - (b) no more than a combined total of 75,000 tonnes of waste, materials and aggregate imported to the site per annum with vehicle movements no higher than 240 per day to and from the site, of which a maximum of six between 0630 and 0700 Monday to Friday. No

more than 160 of these movements by vehicles exceeding 7.5 tonnes in gross weight.

- 4.13. Though no increase in permitted throughput or vehicle movements is proposed the materials recycling building and associated hardstanding with drainage via an oil interceptor shall allow the site to process a wider range of wastes than currently permitted, namely mixed commercial, industrial and household skip waste. The development shall therefore result in a reduction in the importation of inert construction and demolition waste and the substitution of this element with mixed non-hazardous skip waste.
- 4.14. The development shall result in an increase in employment on the site from 50 to 62 employees.
- 4.15. The proposal is not an EIA Development under the Environmental Impact Assessment Regulations 2011 owing to its nature and scale and the sensitivity of the receiving environment and an environmental statement has not been submitted. The application is accompanied by a Landscape & Visual Assessment, Ecological Assessment, Noise Statement, Dust Management, Traffic Report and Flood Risk Assessment.
- 4.16. The Landscape & Visual Appraisal concluded that the proposal will not result in the loss or deterioration of any valued landscape features and that any landscape effects resulting from the development will be negligible to slight. Additionally it was concluded that any visual impact will be slight in the short term, reducing to negligible as planting establishes. The assessment concluded that the overall landscape and visual effects of the proposal were likely to be of limited significance.
- 4.17. The Ecological Assessment concluded that the site contains a limited range of widespread and common plants and habitats on recently constructed or bare operational ground. The impact of the proposal is therefore considered to be a very local short-term effect on widespread and common species. No impact on any protected species is predicted and only a temporary and minor impact on common and widespread species of fauna.
- 4.18. The Noise Statement concluded that the background noise levels in the local area are dominated by the noise from the M27 motorway. The report concludes that the proposal would cause no significant noise impact in the residential communities.

5. Development plan

- 5.1. Hampshire, Portsmouth, Southampton, New Forest and South Downs Mineral and Waste Local Plan 2013 policies: Policy 5 (Protection of the countryside); 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 25 (Sustainable Waste Management); Policy 26 (Safeguarding – Waste

Infrastructure); Policy 27 (Capacity for Waste Management Development); Policy 29 (Locations and Sites for Waste Management).

6. Consultations

- 6.1. **Test Valley Borough Council** raise no objection subject to conditions concerning the details of the landscaping and lighting.
- 6.2. The **Environmental Health Officer, Test Valley Borough Council** comments that the Noise Statement submitted in support of the application indicates that noise impact associated with the new MRF activities will be minimal and insignificant. The fundamental controls for the site in terms of working hours, vehicle movements will not change and dust can be managed in the same way as it is currently. Therefore no objection is raised.
- 6.3. The **Environment Agency** has no objection to the proposed development as submitted.
- 6.4. The **Highway Authority** raises no objection to the application subject to conditions restricting the number of vehicle movements, the sheeting of lorries and a construction traffic management plan.
- 6.5. **Romsey Extra Parish Council** has no objection to the application.
- 6.6. **Nursling & Rownhams Parish Council** did not comment on the application.
- 6.7. **Councillor Perry** raised no objection to the application.

7. Representations

- 7.1. No representations from members of the public were received.

8. Commentary

- 8.1. The proposal is for the construction of a materials recycling facility building with associated ancillary demolition and development including the reorganisation of the site layout to accommodate the new building. The site shall continue to be used for the storage and distribution of aggregates, supply of ready mix concrete and the manufacture of concrete blocks. The proposed materials recycling building and impermeable hardstanding would allow the site to accept a wider range of non-hazardous commercial and industrial waste than may be handled at the site at present. The issues are whether the proposed development would be in accordance with the development plan, whether the visual and landscape impact of the proposal would be acceptable and whether the development can be accommodated

at the site without causing an unacceptable impact on the amenity of local residents.

9. Development Plan

- 9.1. The site is an existing safeguarded (Policy 26 of the Hampshire Minerals and Waste Plan (HMWP) (2013)) waste management facility with permanent planning permission for the importation and processing of up to 75,000 tonnes per annum of construction and demolition waste. The site is therefore considered to constitute previously developed land with the principle of the use of the site for waste management activities established by way of existing planning permission.
- 9.2. Policy 29 (Locations and sites for waste management) of the HMWP (2013) supports waste management development on the edge of urban areas in south Hampshire and additionally in areas along strategic road corridors with good transport connections to sources and/or markets for the waste to be managed. Paragraph 6.202 of the HMWP (2013) states that larger scale enclosed premises are likely to be located on suitable brownfield sites and that enclosed buildings should be of a scale compatible with a countryside setting (Paragraph 6.210). The Lee Lane site is considered to satisfy these criteria and therefore accord with the requirements of Policy 29 for the location of waste management development.
- 9.3. The principle of the development is in accordance with Policy 25 (Sustainable Waste Management) of the HMWP (2013) as the development would help reduce the amount of residual waste currently sent to landfill by providing improved waste management infrastructure at the site and by co-locating activities with operations at an existing waste site, allowing infrastructure to be shared. Policy 27 (Capacity for waste management development) of the HMWP (2013) also supports proposals for the maintenance or provision of additional capacity for non-hazardous waste recycling through the use of existing waste management sites.
- 9.4. Policy 5 (Protection of the countryside) of the HMWP (2013) affords protection of the open countryside within Hampshire. Though within the countryside, the site is within the urban fringe lying to the north of the city of Southampton and is an established waste management facility sited on previously developed land and benefiting from permanent planning permission.

10. Visual and landscape impact

- 10.1. The Landscape and Visual Appraisal submitted with the application acknowledges that following construction and planting of the internal screening bund and strengthening of the southern hedgerow, partial views of the new MRF building will be available from the public highway at the site entrance on Lee Lane, and some filtered views may be gained from Grade I Listed Grove Place, approximately 500 metres to the east. However at a distance of 500 metres these are considered to be of

negligible impact. Partial views of the building are also expected from a number of Grade II and II* Listed properties to the south on Church Lane. However the design of the proposal with olive green cladding to the MRF building, provision of additional screen planting, retention of existing woodland plantation, re-establishment of the laid southern hedgerow and removal of the existing visible workshop buildings within the central area of the site, is considered to result in an overall slight visual impact in the short-term, reducing to negligible in the medium term as screen planting establishes. It is therefore considered that the development will not cause an unacceptable adverse visual impact and as such shall comply with Policy 13 of the HMWP (2013).

11. Impact on amenity

- 11.1 The main issues are the potential for increased noise, dust and odour emissions from the site as a result of the new development.
- 11.2. The Noise Statement submitted with the application demonstrated that noise levels from the proposed MRF operation would be between 14 and 22 decibels A below the existing background noise level at the three closest dwellings to the application site. The report concluded that the background noise levels in the local area are dominated by the noise from the M27 motorway and that the proposal would cause no significant noise impact in the residential communities.
- 11.3. The provision of an enclosed building in which waste deposition and sorting will take place will reduce the potential for the generation and escape of dust from the site. Furthermore the hard surfacing of a large expanse of the existing site will reduce dust generation as a result of vehicle movements within the yard. Existing measures for the control of dust shall continue to be implemented and an amended scheme incorporating the proposed MRF building has been submitted in support of the application.
- 11.4. The applicant asserts that the commercial/industrial waste to be imported to the site will contain a minimal proportion of bio-degradable (putrescible) waste and as such there will be minimal potential for odour generation.
- 11.5. The site shall operate within existing planning restrictions controlling vehicle movements, operating hours and waste and material throughput, as such offsite impacts as a result of vehicle movements shall not exceed existing permitted levels. The Environmental Health Officer has raised no objection to the application and the operation of the site itself has not previously given rise to complaints about noise or dust. It is therefore considered that the development will not cause unacceptable adverse amenity impacts and as such shall comply with Policy 10 of the HMWP (2013).

12. Conclusion

- 12.1. In conclusion the proposal is to construct an MRF building and yard with impermeable hardstanding which would allow the deposition and primary sorting of non-hazardous commercial and industrial waste which otherwise may not be undertaken on the site, and to re-organise the site layout to accommodate the proposed building, existing uses and ancillary development. The proposal is, in principle in accordance with the HMWP (2013) development plan. The development would have a slight visual impact in the short term reducing as screen planting establishes. The site would continue to operate within existing planning restrictions controlling vehicle movements, operating hours and waste and material throughput. The operation would not be intrusive for the local community and emissions of dust would continue to be controlled by existing measures amended to incorporate the new activity. It is therefore considered that the proposals are acceptable and in accordance with the development plan.
- 12.2. It is considered that the proposal would be in accordance with the Hampshire Minerals and Waste Plan (2013) policies: Policy 5 (Protection of the Countryside); 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 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 would not materially harm the character of the area or the amenity of local residents and would be acceptable in terms of highway safety and convenience.

13. Recommendation

- 13.1. That planning permission for construction of Materials Recycling Facility building (MRF), demolition of existing workshop and storage buildings, construction of internal screen bund, installation of a sewage treatment facility for the office and reorganisation of the site layout including, replacement of weighbridge/office and ancillary buildings, relocation of concrete plant, parking areas and aggregate storage bays, fuel tanks and skip storage, and drainage improvements and retention of aggregates depot and concrete mixing plant at Lee Lane, Nursling (Application No. 14/00024/CMAS), be granted subject to the planning conditions 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.	

Section 100 D - Local Government Act 1972 - background documents

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

DocumentLocation

Construction of Materials Recycling Facility building (MRF), demolition of existing workshop and storage buildings, construction of internal screen bund, installation of a sewage treatment facility for the office and reorganisation of the site layout including, replacement of weighbridge/office and ancillary buildings, relocation of concrete plant, parking areas and aggregate storage bays, fuel tanks and skip storage, and drainage improvements and retention of aggregates depot and concrete mixing plant at Lee Lane, Nursling, Southampton SO16 0AD. (Application No. 14/00024/CMAS) (Site ref: TV055)	County Planning Economy Transport and Environment Department QE II West The Castle Winchester
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CONDITIONS

Commencement

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

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

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

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

Hours of Working

3. No commercial vehicles shall enter or leave the site except between the following hours: 0630-1930 Monday to Friday and 0700-1300 Saturday and no plant or machinery shall be operated except between the following hours: 0700-1800 Monday to Friday and 0700-1300 Saturday . There shall be no working on Sundays or recognised public holidays.

Reason: In the interests of amenity and to ensure the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan 2013.

Highways

4. There shall be no more than 240 commercial vehicle movements per day to and from the site, of which there shall only be a maximum of six between 0630 and 0700 Monday to Friday. No more than 160 of these movements shall be by vehicles exceeding 7.5 tonnes gross vehicle weight. Records of vehicle movements to and from the site shall be kept and made available for inspection at the request of the Waste Planning Authority.

Reason: In the interests of highway safety and to ensure the development is in accordance with policies 10 and 12 of the Hampshire Minerals & Waste Plan 2013.

5. No lorry shall leave the site unless its wheels and chassis have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety and to ensure the development is in accordance with Policy 12 of the Hampshire Minerals & Waste Plan 2013.

6. All lorries shall be sheeted to prevent material being spilt onto the road.

Reason: In the interest of highway safety and to ensure the development is in accordance with Policy 12 of the Hampshire Minerals & Waste Plan 2013.

7. Surfacing of the site road (as identified on drawing number N6/RB/05) should be undertaken prior to use of the MRF building and yard hereby permitted.

Reason: In the interests of highway safety and to ensure the development is in accordance with Policy 12 of the Hampshire Minerals & Waste Plan 2013.

8. Prior to the commencement of the development hereby permitted a Construction Traffic Management Plan, to include details on provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety and to ensure the development is in accordance with Policy 12 of the Hampshire Minerals & Waste Plan 2013.

Tonnage

9. The combined throughput of waste and materials at the site shall not exceed 75,000 tonnes per annum. A record of the tonnage of material handled shall be kept at the site and be made available to the Waste planning Authority on request.

Reason: In order to control the scale of the development and to ensure that the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan 2013.

10. The concrete plant shown on plan N6/RB/05 shall be that shown on drawing no. 8MX150 approved under planning permission 10/02266/CMAS.

Reason: In the interests of visual amenity and to ensure the development is in accordance with Policy 13 of the Hampshire Minerals & Waste Plan 2013.

Protection of Water Environment

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

Reason: To prevent pollution of the water environment and to ensure the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan 2013.

12. No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system.

Reason: To prevent pollution of the water environment and to ensure the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan 2013.

Storage

13. No stockpiles shall exceed 6 metres in height. No machinery shall operate on top of the stockpiles.

Reason: In the interests of visual amenity and to ensure the development is in accordance with Policy 13 of the Hampshire Minerals & Waste Plan 2013.

Noise and Dust

14. The Dust Management System dated October 2013 shall be implemented for the duration of the permission.

Reason: In the interests of local amenity and to ensure the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan 2013.

15. 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 and white noise, or similar, reversing alarms.

Reason: To minimise noise disturbance from operations at the site and to ensure the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan 2013.

Concrete plant

16. A maximum of 30m³ (60 tonnes) of concrete per day shall be available for sale from the site, and no more than 20 concrete blocks (one lorry load) shall be produced at the site per day.

Reason: To prevent intensification of activities at the site in the interests of local amenity and to ensure the development is in accordance with Policy 10 of the Hampshire Minerals & Waste Plan 2013.

Landscape

17. Prior to the commencement of development a woodland management scheme for the retention and management of the woodland within the blue line shown on plan N6/RB/12 Rev A shall be submitted to the Waste Planning Authority for approval in writing. The scheme shall be implemented as approved for the duration of the use of the land hereby permitted.

Reason: In the interests of visual amenity and to ensure the development is in accordance with Policy 13 of the Hampshire Minerals & Waste Plan 2013.

18. The weighbridge and site office shown on plan N6/RB/15 shall be coloured/painted olive green and maintained as such for the duration of the permission.

Reason: In the interests of visual amenity and to ensure the development is in accordance with Policy 13 of the Hampshire Minerals & Waste Plan 2013.

19. Prior to the commencement of the development a detailed specification and scheme of landscaping for the internal bund and for strengthening the southern hedgerow as shown on plan N6/RB/05 Rev D shall be submitted to the Waste Planning Authority for approval in writing. The scheme shall specify the construction specification of the bund, types, size and species of all trees and shrubs to be planted; details of all trees to be retained; and details of fencing/enclosure of the site, and provision for future maintenance. 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 within the first planting season following approval.

Reason: In the interests of visual amenity and to ensure the development is in accordance with Policy 13 of the Hampshire Minerals & Waste Plan 2013.

20. All lighting on site shall be in accordance with plan 'Nursling MRF - Plan showing position of lighting'.

Reason: In the interest of visual amenity and to ensure that the development is in accordance with Policy 13 of the Hampshire Minerals & Waste Plan 2013.

Advice Note

1. 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 applicant 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 5: Protection of the countryside

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

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

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 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 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:

- a. encourage waste to be managed at the highest achievable level within the waste hierarchy; and
- b. reduce the amount of residual waste currently sent to landfill; and
- c. be located near to the sources of waste, or markets for its use; and / or
- d. 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:

- a. the use of existing waste management sites; or
- b. extensions to suitable sites:
 - i. 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
 - ii. 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
- c. extension of time to current temporary planning permissions where it would not result in inappropriate development; or
- d. 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:

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

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

- a. is part of a suitable industrial estate; or
- b. has permission or is allocated for general industry/ storage; or
- c. 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
- d. is within or adjoins sewage treatment works and the development enables the co-treatment of sewage sludge with other wastes; and
- e. is of a scale compatible with the setting.

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

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