

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	17 July 2013
Title:	Variation of Condition 1 of Planning Permission 09/94538 to Extend the Time Period of Completion until 31 December 2025 at Marchwood Quarry, Jacobs Gutter Lane, Marchwood SO40 4UD (Application No. 12/99110) (Site Ref. NF172)
Reference:	5039
Report From:	Head of County Planning

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1. Executive Summary

- 1.1. Planning permission was granted for Marchwood Quarry in 1994. This had an original end date of 31 August 2009 with a further six months for restoration. Permission was subsequently granted to extend this until 2012.
- 1.2. This proposal is to change condition 1 of planning permission 12/99110 to allow the quarrying and restoration to be continued and completed by 31 December 2025. Whilst mineral extraction from the main site has been completed, it is anticipated that the remaining extraction, infilling and completion of restoration would take thirteen more years. The application is an EIA development.
- 1.3. The main issues are whether the additional length of time is acceptable in terms of the impact on highways safety and amenity and if the restoration of the site is sensitive to the nearby National Park and the high ecological value of the nearby river and marshlands. The key considerations are:
 - (a) extension of time to an active quarry to allow sensitive restoration with no adverse impact to New Forest National Park or local landscape (Policies DC2, DC3 and DC12);
 - (b) impacts on highway safety and convenience acceptable as no change to maximum lorry numbers, mostly suitable local roads with transport links and inclusion of a legal agreement for a permissive cycleway (Policy DC6);

- (c) no disturbance to amenity of local residents as residential properties nearby protected by site layout, physical boundaries and on site management (Policy DC8);
 - (d) no impact on ecology of wet land area SSSI/SAC/RAMSAR/SPA (Policies DC7 and DC10);
 - (e) contributes towards mineral landbank and disposal of waste (Policies DC14, DC15 and S8).
- 1.4. It is considered that an extension of time until 31 December 2025, subject to legal agreement to provide a permissive cycleway and lorry routing away from Bury Road, would enable the quarry to continue the remaining extraction operation and allow time for the sensitive restoration of the quarry. Therefore, it is considered that the proposal would be in accordance with the development plan (summary attached) in that it involves a continuation of an existing quarry site (DC15), there is the need to complete restoration (DC3 and DC12) and the additional period would not have an unacceptable amenity impact (DC8), highways impact (DC6) or affect sites of nature conservation importance (DC2, DC7, DC10).
- 1.5. The proposal would contribute towards the mineral landbank and disposal of waste (Policies DC14, DC15 and S8).

2. Site and proposal

- 2.1. Marchwood Quarry is located to the north west of Marchwood village. It lies between the railway line, Trotts Lane and Marchwood Road/Bury Road. To the east and south is residential development. To the west is woodland and to the north is mainly agricultural land. The nearest houses are the other side of the railway along Trotts Lane, the nearest one being about 40 metres from the edge of the site.
- 2.2. Access is onto Marchwood Road, and there is an existing lorry routeing agreement directing lorries away from Marchwood village. The existing access has been specifically designed and built to prevent lorries from turning right to use Bury Road, so all traffic uses Jacobs Gutter Lane to Totton.
- 2.3. Eling and Bury Marshes Site of Special Scientific Interest (SSSI), Solent and Southampton Water Special Protection Area/RAMSAR (SPA/RAMSAR) and Solent Maritime Special Area of Conservation (SAC) lie on the other side of Marchwood Road/Bury Road, approximately 150 metres to the east. Approximately 500 metres to the south west is the New Forest National Park (NFNP) border.
- 2.4. There is a long planning history for this site. Planning permission for sand and gravel extraction was granted in November 1994 (049867M). Later, planning permission was granted to extend the site up to Tavells Lane in August 2004 (76732). Permission was granted to change conditions 3 and

- 5 of planning permission 049867M to allow removal of sand and gravel from new areas within the site, and extend the time period for working the site by three years, taking the workings until 2012 (09/94538).
- 2.5. Condition 2 of planning consent 76732 (southern extension) required the completion of extraction and tipping by 31 December 2009, and planning permission was granted (09/94843) to extend time to 31 December 2010. A further application was granted to extend the time for a further 18 months for working and restoring the southern extension (10/96508), extending the time limit to 2012.
 - 2.6. The proposal is to extend the time limit condition for permission 09/94538, which permitted the extraction and processing of sand and gravel, with progressive infilling with inert material for restoration. The permission also included the mineral processing plant and ancillary buildings and a concrete batching plant, however the concrete batching plant has now been removed.
 - 2.7. Whilst mineral extraction from the main site has been almost completed, it is anticipated that the remaining mineral reserve would be completed in three phases taking about 12 months each including the restoration of these areas. The infilling and restoration of the rest of the quarry where extraction has been completed would also be in three phases, each taking about three years to complete. Consequently the application is to extend the period for completion of extraction and restoration to 31 December 2025.
 - 2.8. Recently the mineral outputs have been low due to the depressed market conditions. Future output is anticipated to be 50,000 tonnes per annum of sand and gravel from the remaining three phases. It is expected to take approximately 80,000 tonnes of inert landfill to ensure restoration to agriculture.
 - 2.9. These activities will generate up to 62 movements per day (31 lorries in, 31 lorries out), with all the traffic movement being along Marchwood Road via Jacobs Gutter Lane towards the A326. In response to concerns raised about safety for cyclists using Marchwood Road, the proposals include provision for and construction of a cycleway as part of the sites restoration.
 - 2.10. The working hours are from 0700 to 1800 Monday to Friday and 0700 to 1300 on Saturdays. There shall be no working on Sundays.
 - 2.11. The excavated minerals are processed on site by the existing plant, which is located in the centre of the quarry area. The minerals are taken to the plant by dump truck where they are washed and screened to produce sand and gravel and stockpiled. The processing plant requires a supply of water which is obtained from the ponds on the site. This water is in a self-contained recirculation system so there is no outlet or overflow to any watercourse. The void is infilled by importation of suitable inert material and spread by small bulldozer.

- 2.12. In addition there is permission within the site for a construction waste recycling plant which is proposed to remain. Consequently planning application 12/99113 for an extension of time for this plant has been submitted alongside this application and is also on the agenda for this Committee.
- 2.13. The proposal is a Schedule 1 development within the EIA Regulations 1995 (as amended) as it is above the threshold for a quarry, and an environmental statement has been submitted. This makes the proposal an EIA development as this is mandatory for any proposals that are within Schedule 1. Despite the proximity of the ecological designations, the development does not need an Assessment under the Conservation of Habitats and Species Regulations 2010, as Natural England do not deem significant adverse impacts on these designations are likely.

3. Development plan

- 3.1. Hampshire Portsmouth Southampton, and New Forest National Park Minerals and Waste Core Strategy (2007) is the adopted plan. The most relevant policies are: S8 (Sand and Gravel), DC2 (Sites with International and National Designations), DC3 (Impact on Landscape and Townscape), DC6 (Highways), DC7 (Biodiversity), DC8 (Pollution, Health, Quality of Life and Amenity), DC10 (Water Resources), DC12 (Restoration and Aftercare), DC14 (Landfill) and DC15 (Sand and Gravel).
- 3.2. Draft Hampshire Portsmouth, Southampton, New Forest and South Downs Minerals and Waste Local Plan is emerging policy.
- 3.3. National Planning Policy Framework (NPPF) is a material consideration. Consideration needs to be given to the presumption in favour of sustainable development and the Core Planning Principles.

4. Consultations

- 4.1. **Councillor Harrison** is not in support of the application, unless a cycle way along Bury Road is provided by the applicant as “the major issue for me is one of highway safety. HGV's that service the quarry contribute to the overall impact on what must surely be one of the most heavily used rural type roads for HGV's in the whole of Hampshire. It is very clear to me that Bury Road is simply too dangerous for cyclists to use and why I have been progressing a project for a safe off road cycle link between Marchwood and Totton. This has involved informal discussions with the landowners and quarry operators. The quarry operators are in an ideal position to help make this cycle route a reality, with the possibility of them supplying materials and plant equipment. I am hoping that they will deliver on their informal indications of a willingness to help”.
- 4.2. **New Forest District Council** have no objection.

- 4.3. **Environmental Health officer** at New Forest District Council has no objection subject to noise conditions.
- 4.4. The **Environment Agency** have no objection.
- 4.5. **Natural England** have no objection and state that “given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.”
- 4.6. **Airport safeguarding** have no objection.
- 4.7. **The Highways Authority** comments that a review of the accident data for the most recent five year period does reveal there to be a high number of accidents on Marchwood Road between the site access and the A326. It is noted that three accidents within the last five years involved a goods vehicle greater than 7.5 tonnes, however, these accidents do not form a trend that is likely to result in an issue of the continued use of the route by HGV traffic. As the current application does not propose an increase in vehicle traffic generation it is not anticipated that this will result in a detrimental impact upon the operation of the highway. The accident data also identified that three accidents within the last 15 years involved cyclists and the applicant has indicated that the landowner would be willing to assist with an off road cycleway. Consequently no objection is raised subject to a cycleway being implemented on the applicant’s land.
- 4.8. **Rights of Way Manager** has been consulted.
- 4.9. **New Forest National Park Authority** has been consulted.
- 4.10. **Marchwood Parish Council** have no objection.
- 4.11. **Totton and Eling Town Council** object as they have concerns regarding HGV movements on Jacobs Gutter Lane regarding environmental issues and safety concerns.

5. **Representations**

- 5.1. There have been no letters of objection received.

6. **Commentary**

- 6.1. The principle of mineral extraction and restoration to agriculture for this site has been accepted in the previous planning permissions. The site has been an active quarry, with progressive restoration and some ancillary recycling processes for many years. The main issue for this application is

whether the additional length of time, primarily for restoration, is acceptable.

- 6.2. Highway safety on Marchwood Road/Bury Road is a concern for the Highways Authority and has been raised as a potential source of objection from Councillor Harrison and Totton and Eling Town Council. In light of this the applicant has agreed to provide and construct a permissive cycleway alongside Bury Road, as part of the restoration. In addition to this, there would be no change to lorry numbers or routeing, the lorries would not be using Bury Road in the direction of Marchwood village and the site is linked to good transport links (A326, M27) via Jacobs Gutter Lane. This has mitigated the highway safety concerns and therefore the highway objections are removed (Policy DC6).
- 6.3. The other concern is the restoration of the site, as the proposal alters the restoration scheme from pasture/agriculture to arable agriculture. There are sensitive ecological designations in the nearby marshlands which connect to the Solent and the type of agriculture and farming methods need to be appropriate to avoid adverse impacts to these environments. The proposal was assessed to evaluate the effect on hydrological connectivity and water quality on the RAMSAR, SPA, SAC and SSSI at Eling and Bury marshes. It was found that the proposal would not harm the ability of these areas to function or their ecological value, as the water pathways would not carry any potential pollutants from arable farming into the sensitive areas.
- 6.4. Potential water related species and habitats established on site due to the existing working operations of the quarry were also assessed to ascertain any protected species or value. However, the water environments are assessed as unattractive to birds due to the steep banks and adjacent habitats which provide cover for predators. There is no significant impact to protected species as there was no presence found on site and mitigation measures were supplied in the Environmental Statement (Policies DC7 and DC10), which will be conditioned.
- 6.5. The site is currently well screened by established vegetation on most of the boundary and so operates without harm to the character of the local landscape as there is limited visual impact (Policy DC3). The restoration of the quarry needs to be of a high standard and in keeping with the surrounding landscape, as there are areas of forestry and agriculture near by and the New Forest National Park. Whilst the proposals are suitable in principle, details of enhanced planting around the boundary and restoration schemes are conditioned to ensure the highest quality restoration (Policies DC2 and DC12).
- 6.6. During the time of operation since 1994, there has only been one known complaint by local residents of amenity disturbance. However, this was quickly resolved and has not reoccurred. The development would not be increasing the scale of the operations, boundaries or activities. It is therefore considered that there will be no disturbance to amenity of local

residents as the residential properties nearby are protected by the site layout, physical boundaries and on site management (Policy DC8).

- 6.7. A point to consider is the contribution towards the mineral landbank and disposal of waste that the proposal offers. The production of sand and gravel is in accordance with Policies DC15 and S8 and regarded as a benefit of the proposal. Whilst landfill is not a priority of the Minerals and Waste Planning Authority, the proposal is in accordance with the landfill policy (DC14) and necessary to restore the land to meet the needs of the agreed scheme within the local landscape.
- 6.8. In summary, it is considered that an extension of time until 31 December 2025, subject to legal agreement to provide a cycleway and lorry routing away from Bury Road, would enable the quarry to continue the remaining operation and allow time for the sensitive restoration of the quarry without significant adverse impacts to the environment, highway safety or local amenity.
- 6.9. It is considered that the proposal would be in accordance with the development plan (summary attached) in that it involves a continuation of an existing active site (DC15), there is the need to complete restoration (DC3 and DC12) and the additional period would not have an unacceptable amenity impact (DC8), highways impact (DC6) or affect sites of nature conservation importance (DC2, DC7, DC10).
- 6.10. The proposal would contribute towards the mineral landbank and disposal of waste (Policies DC14, DC15 and S8).

7. Recommendation

- 7.1. That subject to legal agreement to provide a cycleway and lorry routing, permission for the variation of Condition 1 of Planning Permission 09/94538 to extend the time period of completion until 31 December 2025 at Marchwood Quarry, Jacobs Gutter Lane, Marchwood, Southampton SO40 4UD be granted subject to the conditions as listed in Integral Appendix B.

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

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	no
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	no
Corporate Improvement plan link number (if appropriate):	

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.)

<u>Document</u>	<u>Location</u>
Variation of Condition 1 of Planning Permission 09/94538 to Extend the Time Period of Completion until 31 December 2025 at Marchwood Quarry, Jacobs Gutter lane, Marchwood SO40 4UD (Application no. 12/99110) (Site ref. NF172).	County Planning Hampshire County Council Economy Transport and Environment Department 1st Floor Elizabeth II Court West SO23 8UD

CONDITIONS

Timescale

1. The winning and working of minerals and tipping operations hereby permitted shall cease on or before 31 December 2025 and the site be restored in accordance with the schemes approved under condition 18 below, within a further period of six months.

Reason: To secure the satisfactory restoration of the site.

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.

Working Programme

3. No extraction or tipping shall take place except in accordance with the approved scheme of working and tipping as approved for the duration of the development.

Reason: To ensure the development is carried out in a properly phased manner with a minimum of detriment to the character and amenities of the areas.

4. The established survey points shall be retained for the life of the permission.

Reason: To facilitate the monitoring of the development and to ensure the land is capable of restoration in accordance with the approved details.

5. No excavation shall take place within 25 metres of the boundary of the site adjacent to the railway line, and no topsoil or overburden mounds shall be situated within 10 metres of the boundary of the site adjacent to the railway line.

Reason: In the interest of rail safety.

Highways

6. The first 30 metres of haul road as measured from the highway shall be surfaced with concrete or tarmac and measures taken to ensure that lorries leaving the site do not carry mud or debris onto the highway. In the event of mud or debris on the road, this shall be cleaned at the end of the working day.

Reason: In the interest of highway safety.

7. Wherever public rights of way cross haul roads, signs shall be erected to warn drivers and users of the public right of way. The signs shall be maintained for the duration of the development.

Reason: To minimise risks to users of the public right of way.

Hours of Working

8. No operations authorised or required by this permission shall be carried out and plant shall not be operated, other than during the following hours: between 0700 and 1800 hours Mondays to Fridays; 0700 and 1300 hours on Saturdays. There shall be no working on Sundays.

Reason: In the interest of the amenities of the area.

Noise dust and odour

9. Noise from the operations at the site including both fixed plant and mobile machinery, shall not exceed 55 dB(A) LAeq (1hour) (free field) as measured at the boundary of any noise sensitive premises, and the operators shall take such measures, including the insulation of fixed plant, the silencing of vehicles and mobile machinery and the provision of acoustic screening as may be necessary to ensure that these noise levels are not exceeded.

Reason: To minimise the noise disturbance experienced by neighbouring residents.

10. Noise emitted from temporary works associated with site preparation, including the stripping and movement of any soil and the construction of earth bunds, shall not exceed 70 dB LAeq 1 hour (free field) at the boundary of any noise sensitive premises for more than eight weeks in any calendar year.

Reason: In the interests of the amenities of nearby noise sensitive properties.

11. The fume and dust suppression measures as approved shall be implemented for the duration of the development.

Reason: To safeguard the local environment.

Protection of Water Environment

12. Any above ground oil/chemical storage tanks and associated pipework shall be sited and bunded in a manner so as to retain any spillage.

Reason: In order to prevent pollution to groundwater.

13. No materials shall be imported for backfilling of the site other than excavated earth spoils and inert construction waste.

Reason: In order to prevent pollution to groundwater.

14. The approved water monitoring scheme shall be implemented as approved for the duration of the development.

Reason: In order to monitor flows to the adjacent Site of Special Scientific Interest.

Landscape

15. Within three months of the date of this permission, a detailed scheme of landscaping for the perimeter of the site shall be submitted to the Waste Planning Authority for approval in writing. The scheme shall specify the 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, phasing and timescales for carrying out the works, 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 as approved.

Reason: In the interests of visual amenity.

Nature Conservation

16. There shall be no working within 10 metres of Sparrows Copse, and no working within two metres of the retained hedgerows. The mitigation measures proposed in the Ecological Survey Report shall be fully implemented, including the mitigation of dormouse and reptiles. There shall be no removal of tress or shrubs during the bird nesting season (March to August) unless previously agreed in writing by the Mineral Planning Authority.

Reason: In the interests of nature conservation.

17. The mitigation measures proposed in the Ecological Survey Report shall be fully implemented, including the mitigation of dormouse and reptiles.

Reason: In the interests of nature conservation.

18. Chestnut pale fencing (or other type of fencing approved by the Mineral Planning Authority) of height not less than 1.2 metres shall be erected around each tree, tree group or hedgerow to be retained on site at a radius from the trunk of not less than 5 metres or the crown spread whichever is the greater. Such fencing shall be maintained during the course of the development.

Reason: To protect the trees and hedgerows to be retained on site.

Restoration

19. The site shall be progressively restored to agriculture in accordance with a scheme to be agreed by the Mineral Planning Authority in writing. The scheme shall be submitted within three months of the date of this permission and include details of:
- (a) the date by which each phase of restoration shall be completed;
 - (b) the method and timing of the filling operations;
 - (c) the planting of trees and shrubs on the site;
 - (d) measures to be taken to drain the restored site;

Reason: To ensure the site is satisfactorily restored.

After-Care

20. Aftercare of each restored area of land shall take place for a period of five years in accordance with the approved schemes, beginning when restoration is completed in accordance with condition 18.

Reason: To ensure the land is correctly husbanded.

21. The aftercare scheme will include provision for an annual site meeting to discuss the detailed steps necessary on the restored land. No later than four weeks before each annual meeting a detailed aftercare scheme shall be submitted to the Mineral Planning Authority.

Reason: To ensure the restored land is correctly husbanded.

Advice Note

There is a legal agreement which directs lorries away from Marchwood Village and is to provide a cycleway.

In determining this planning application, the Mineral 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 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) (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)*

HAMPSHIRE MINERALS AND WASTE CORE STRATEGY DPD 2007

S8 - Sand and Gravel

Provision will be made for the production of land-won sand and gravel at a rate of 2.63 million tonnes a year until 2020, principally from within the Mineral Resource Areas shown on the Key Diagram. To meet local needs from indigenous materials the following local apportionment will apply for the period to 2016:

North East Hampshire 0.433 mtpa

Forest (excluding the New Forest National Park) 1.163 mtpa

Downland 0.643 mtpa

South Hampshire 0.391 mtpa

The Mineral Planning Authorities will endeavour to maintain a landbank of at least seven years of planning permissions for the extraction of sand and gravel. In the event that the South East Plan apportionment for Hampshire is modified the sand and gravel production and local apportionment will be adjusted accordingly.

DC2 - Sites with International and National Designations

Minerals and waste development, which is likely to prejudice the purpose of the following designated sites and their settings, will not be permitted unless the reasons for development outweigh the likely adverse impact, taking into account the requirements of relevant legislation and guidance.

Internationally Designated Sites:

European Sites (Special Protection Areas, proposed Special Protection Areas, Special Areas of Conservation, proposed Special Areas of Conservation) and Ramsar sites (Wetlands of International Importance);

Nationally Designated Sites:

The New Forest National Park, the proposed South Downs National Park and Areas of Outstanding Natural Beauty; National Nature Reserves, Sites of Special Scientific Interest; Scheduled Ancient Monuments; Listed Buildings, and sites on the National Register of Parks and Gardens of Special Historic Interest; Registered Battlefields.

In all cases, applications will be subject to the most rigorous examination.

DC3 - Impact on Landscape and Townscape

Minerals and waste development will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to maintain and enhance, the distinctive character of the landscape or townscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed.

DC6 – Highways

Major mineral extractions, landfills and ‘strategic’ recycling, aggregate processing and recovery and treatment facilities, will be permitted provided they have a suitable access to and/or route to the minerals and waste lorry route as illustrated on the Key Diagram.

In all cases, minerals and waste development will only be permitted if it pays due regard to the likely volume and nature of traffic that would be generated by the proposal and the suitability of the proposed access to the site and of the road network that would be affected. Consideration should be given to highway capacity, road and pedestrian safety, congestion and environmental impact, and whether any highway improvements are required and whether these could be carried out satisfactorily without causing unacceptable environmental impact.

DC7 - Biodiversity

Minerals and waste developments will only be permitted if due regard is given to the likely effects of the proposed development on biodiversity and, where possible, proposals should conserve and enhance biodiversity.

Development likely to adversely impact upon ‘regionally or locally designated sites or protected species’ – designated in adopted Local Plans or Local Development Frameworks – (including Sites of Importance for Nature Conservation (SINCs), Species of Principal Importance for Biodiversity, Regionally Important Geological Sites and Local Nature Reserves) shall only be permitted if the merits of development outweigh the likely impact.

DC8 - Pollution, Health, Quality of Life and Amenity

Minerals and waste development will only be permitted if due regard is given to the pollution and amenity impacts on the residents and users of the locality and there is unlikely to be an unacceptable impact on health and/or the quality of life of occupants of nearby dwellings and other sensitive properties. Where necessary minerals and waste developments should include mitigation measures, such as buffer zones between the site and such properties.

DC10 - Water Resources

Non-hazardous landfill developments in areas that overlie major aquifers, and Groundwater

Source Protection Zones I, II & III, and mineral extraction or inert landfill in areas that overlie major aquifers and Groundwater Source Protection Zone I will not be permitted .

All minerals and waste developments will only be permitted if they are unlikely to have an unacceptable impact on coastal, surface or ground waters and due regard is given to water conservation and efficiency.

DC12 - Restoration and Aftercare

Mineral extraction, landfill and other appropriate developments will not be permitted unless there is satisfactory provision for the restoration of the site, within a reasonable timescale, for an after use consistent with the general planning objectives of the area.

The restoration and after care of sites should seek to meet two or more of the following planning objectives:

- a. Improving public access to the countryside, including public access for disabled people and recreation;
- b. Use for management of water resources and/or flooding management;
- c. The improvement of biodiversity;
- d. Use as back-up grazing;
- e. Return to agriculture, forestry or other 'open' use recreational facilities.

Proposals for mineral extraction and landfill must include provision for at least five years of aftercare following restoration of the site.

Restoration proposals for mineral workings in Aerodrome Safeguarding Zones should take account of the need for progressive working and restoration, to prevent open water bodies becoming bird roosts. DC14 – Landfill

Planning permission will be only be granted for landfill provided the site:

- a. Is identified for landfill use, as part of the restoration of a mineral site, in the Hampshire Minerals Plan, or pending its adoption is an existing or proposed un-restored mineral void, and in the case of non-hazardous landfill is within the landfill potential area shown on the Key Diagram, and
- b. Appropriate provision is made for the pre-treatment or sorting of waste, either on or off site, to substantially reduce its biodegradable and recyclable content, and
- c. It does not pose an unacceptable environmental risk, including risk to groundwater, and
- d. It is close to, and with good access to, the minerals and waste lorry route, as shown on the Key Diagram.

DC15 - Sand and Gravel

Sand and gravel extraction will be permitted, provided the site:

- a. Is identified for sand and gravel extraction in the Hampshire Minerals Plan or pending its adoption, is within the Mineral Resource Area shown on the Key Diagram, or
- b. The proposed development involves a small-scale extension to or deepening of an active sand and gravel extraction site, and
- c. Hampshire's landbank indicates there is a need for sand and gravel which cannot reasonably be met from identified sites and locations and it can be shown that working such land would be equally acceptable to working within an identified site or location, and
- d. Is not within or would not have an unacceptable impact upon the New Forest National Park, the proposed South Downs National Park or Areas of Outstanding Natural Beauty, and

- e. The proposals include restoration opportunities for increasing biodiversity or access to public open space, or help to meet other planning objectives, and
- f. Where necessary, proposals for landscaping and planting (prior to operation) are included, and
- g. Is close to, and with good access to, the minerals and waste lorry route illustrated on the Key Diagram.