

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	23 October 2013
Title:	Permanent facility for the processing and recycling of incinerator bottom ash to produce aggregates (IBAA) and the recovery of metals at Raymond Brown Minerals and Recovery Ltd, A303 Recycling Facility, Drayton Road, Barton Stacey, Winchester SO21 3QS (Application No: 13/01643/CMAN) (Site Ref: TV231)
Reference:	5284
Report From:	Head of County Planning

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1. Executive Summary

- 1.1. Planning permission is sought for a permanent facility for the processing and recycling of incinerator bottom ash to produce aggregates and the recovery of metals on land north of Raymond Brown Minerals and Recovery Ltd.'s A303 Materials Recovery Facility (MRF), Drayton Road, Barton Stacey.
- 1.2. The main points for consideration are the principle of the countryside location, potential impacts to health, local water and soil environment and the surrounding land uses. The visual impact on the landscape, highway safety and the benefits of waste management are also key issues.
- 1.3. It is considered that whilst the site is classified as countryside in the local plan (SET03 and SET10, Test Valley Borough Local Plan 2006) the proposal is in accordance with the development plan (Hampshire Minerals and Waste Plan [adopted 2013]) as it is acceptable in the rural location (Policy 5 and 29). There will be no significant loss to high quality agricultural land (Policy 8). It would not materially harm the character of the area through visual impact (Policies 10[b], 13) or cause harm to biodiversity (Policy 3) or the water environment (Policy 11). It would not cause any adverse highway impact (Policy 12), or adverse amenity impacts (Policy 10). The proposal is co-located with an existing waste facility (Policy 27) and provides a sustainable waste management solution with a useable end product (Policy 25).

2. Site

- 2.1. Planning permission is sought for a permanent facility for the processing and recycling of Incinerator Bottom Ash (IBA) to produce aggregates and the recovery of metals on land north of the Raymond Brown Minerals and Recovery Ltd.'s A303 Material Recovery Facility (MRF).
- 2.2. The application site (about seven hectares) is south east of Andover and is next to the existing MRF, a large shooting ground, and a solar farm. It is remote from residential properties and screened from public view by existing bunds to the north, south and west. It is accessed through the existing adjoining MRF by the private haul road connected to the Barton Stacey to Longparish road, which is a feeder road onto the A303.
- 2.3. The site is in the countryside, and is currently used for overspill activities from the MRF (including skip storage) and accommodates a temporary foamix plant operation. The proposed operational area is two hectares, with the remaining application area accounted for by the remodelling of the perimeter landscaping bunds.
- 2.4. There are no controlled waters nearby and the site does not lie within a Protected Groundwater Zone or a high Flood Risk Zone but the site is within the Groundwater Vulnerability Zone and overlies a chalk aquifer. Whilst there are no landscape or ecological designations covering the site, Drayton Down (Drayton Down Area 1) is a Site of Importance for Nature Conservation (SINC), and is approximately 130 metres to the south east. This is designated for its grassland species, in particular the species of Basil Thyme. A data search has shown that slow worms have been recorded directly adjacent to the wider operation site and the report shows habitat that is suitable for this species. The site also lies approximately 900 metres from the River Test Site of Special Scientific Interest (SSSI) at its closest point.

3. Proposal

- 3.1. Around 120,000 tonnes per annum of IBA will be processed on site to produce approximately 90,000 tonnes of recycled Incinerator Bottom Ash aggregate (IBAA) per annum. The Environment Agency classifies this waste and associated end product as non-hazardous. The IBA will be sourced from three Energy from Waste (EfW) facilities located at Portsmouth, Basingstoke and Marchwood.
- 3.2. The principal aim of IBA treatment is to produce a material that has the potential for use as a secondary aggregate material in road construction and to mechanically separate and collect the ferrous and non-ferrous metal fractions for further recycling. The use of treated IBA as a secondary aggregate both reduces the use of virgin aggregates and reduces the amount of waste sent to landfill.

- 3.3. To accommodate the site, the existing bund at the northern boundary will be remodelled and planted to a maximum height of 6.5 metres above ground level, with an average gradient of 1:5 on the outer slope and 1:25 on the inner slope. The proposal would involve concreting the operational area and providing a catchment pond with a pumping system.
- 3.4. The processing of the IBA involves several stages:
- (a) the unprocessed IBA will be brought onto site wet, and kept wet once tipped into the reception area;
 - (b) it will be left to 'age' for 6-8 weeks in large uncovered windrows. During this process it will heat up and produce steam, and a 'salty odour';
 - (c) large fines and metals are removed from the IBA and will be screened into three separate grades of product;
 - (d) the unprocessed IBA will be kept in stockpiles up to five metres high and the processed IBAA will be up to eight metres high;
 - (e) large stockpiles of up to 30,000 tonnes of processed material would be stored in readiness for major contracts which require large resources.
- 3.5. The proposed plant structure (90 metres x 45 metres x 10.5 metres high) itself is galvanised, but will be mostly housed within an olive green coloured building. Any movable plant will be equipped with white noise reverse alarms. The plant building will be situated in the centre of the site, cornered by the bunds (which are around six metres in height). The plant would comprise of:
- (a) a trommel;
 - (b) hopper;
 - (c) conveyor;
 - (d) excavator;
 - (e) eddy separator (for non-ferrous metals);
 - (f) screener and bowser.
- 3.6. The proposal will offer employment to eight full time staff.
- 3.7. The ancillary buildings of office, welfare, workshop and store would be on the southern boundary of the operational area and cover an area of 150m². A wheel wash would be provided on the internal access road.
- 3.8. The working hours would be 07.30-18.00 Monday to Friday, 07.30-14.00 Saturday and no working on Sundays or bank holidays.
- 3.9. The IBA is delivered in covered four axle tipper lorries, of approximately 20 loads per day (40 movements). It is estimated that on average the exported materials would generate 18 loads per day (36 movements). This presents

a total of daily movements estimated to be 76 on average, excluding any allowance for backloading.

- 3.10. The proposal is not an EIA Development under the Environmental Impact Assessment Regulations 2011 and an environmental statement has not been submitted.

4. Site History

- 4.1. In 2009 planning permission 09/01292/HCC3N was granted for a permanent MRF on the land to the south of this application being considered. Planning permission was granted in April 2010 for additional offices and units on this site (10/00030/CMAN). The MRF has been operating since April 2011 and is operating under further revised permission; as granted on 30 March 2011 (10/02691/CMAN) and a variation of condition 5 to allow extended working hours only within the MRF building (12/02445/CMAN), which was granted on 31 January 2013. Most recently permission was granted for the minor alteration of site boundary to accommodate improved drainage and operational changes on 1 January 2013 (13/01755/CMAN).
- 4.2. Temporary planning permission for part of the site to store empty skips related to the MRF operation was given on 14 February 2013 (12/02648/CMAN) and temporary permission for one year for a foamix plant for manufacturing road making materials from recycled asphalt plantings (rap) was granted on 23 August 2012 (12/012236/CMAN).

5. Development plan

- 5.1. Hampshire Minerals and Waste Core Strategy (adopted July 2007).
- 5.2. The most relevant policies from the Hampshire Minerals and Waste Plan (HMWP) (adopted 2013) are;
- (a) Policy 3: Protection of habitats and species;
 - (b) Policy 5: Protection of the countryside;
 - (c) Policy 7: Conserving the historic environment and heritage assets;
 - (d) Policy 8: Protection of soils;
 - (e) Policy 10: Protecting public health, safety and amenity;
 - (f) Policy 11: Flood risk and prevention;
 - (g) Policy 12: Managing traffic;
 - (h) Policy 13: High-quality design of mineral and waste developments;

- (i) Policy 25: Sustainable waste management;
 - (j) Policy 27: Capacity for waste management development;
 - (k) Policy 28: Energy recovery development;
 - (l) Policy 29: Locations and sites for waste management.
- 5.3. The policies applicable from the Test Valley Borough Local Plan 2006 are: Policy SET03 (Overriding need for development in the countryside) and SET 10: (Expansion of existing employment sites in the countryside).
- 5.4. The National Planning Policy Framework (NPPF) is not part of the development plan but is a material consideration. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. A set of core land-use planning principles should underpin decision-taking. The core principles of key importance for this decision are:
- (a) proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs;
 - (b) seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - (c) recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
 - (d) support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
 - (e) contribute to conserving and enhancing the nature environment and reducing pollution, and
 - (f) encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 5.5. In addition to this the NPPF advocates the promotion of the development and diversification of agricultural and other land-based rural businesses to support a prosperous rural economy.

6. Consultations

- 6.1. **Councillor Gibson** has been informed.
- 6.2. **Environment Agency** has no objection and comments that “We can confirm that we have no objections to the proposed development as submitted. The site has an existing Environmental Permit from the Environment Agency for the storage and treatment of hazardous waste including the dismantling of waste electrical and electronic equipment. The proposed activities will require a variation to the existing permit or application for a new authorisation. The applicant will need to demonstrate through an environmental risk assessment that any extra activities can be done without causing harm to human health and/or the environment. It must include the identification of all sources of pollutants, pathways and receptors from the activities. The proposed development should include a construction method statement that should be adhered to throughout the construction period.”
- 6.3. **Test Valley Borough Council** has no objection.
- 6.4. **Test Valley Borough Council Environmental Health officer** has no objection. “I have considered the draft dust and odour management plan and conclude that it appears reasonable, given that added regulation and flexibility can be expected from the Environmental Permit if necessary. I am happy with the dust controls, being fairly standard control measures that ought to be adequate. The question of odour is more difficult however and the controls options will be limited, something that is reflected in the scheme. However, in the event of problems, which in this location seems unlikely (given the site isolation and relying on the information which supported the application), the Environmental Permit is again a mechanism for review and potentially added controls. For reasons of controlling impacts of noise and odour control to existing and future neighbours, I recommend a condition restricting processing hours.”
- 6.5. **Highway Authority** has no objection. In terms of trip generation the site currently generates 160 HGV movements per day. The additional 76 movements constitute a 1.7% increase in HGV traffic using the A303 and therefore it is considered that the proposals would not result in a severe impact on the local highway network. An analysis of personal injury accidents in the vicinity of the site over the last 5 years does not indicate that there is any road safety issue with the operation of the site at present and therefore it is expected that the increase in HGV trips generated by the proposals is unlikely to impact on the safety of the local highway network. No highways objections to this application provided that A Construction Traffic Management Plan condition is attached to the permission if granted.
- 6.6. **Natural England** has no objection and comments that they “are satisfied that subject to EA permits and associated construction management plans being submitted and approved, the proposals will not result in adverse effects upon the River Test SSSI. We also note the comments of the

Environmental Health officer who states that any adverse impacts of dust emissions should be avoidable with suitable dust control measures. We do not consider that the proposals would be detrimental to the delivery of stewardship agreements on the surrounding farmland. In terms of land contamination (heavy metals etc), we would refer to the Environmental Health comments, as this is not a part of Natural England's remit."

- 6.7. **Barton Stacey Parish Council** has been informed but no comments received.
- 6.8. **Longparish Parish Council** have no objection subject to conditions that control environmental and amenity issues.

7. Representations

- 7.1. There have been 12 letters from local residents. The issues raised by residents include:
- (a) additional lorry traffic on local roads;
 - (b) existing IBA recycling facility in Ringwood, siting at Longparish unnecessary;
 - (c) Longparish will be coated in ash;
 - (d) hazardous dust and noise will be blown onto farmland and houses;
 - (e) dust will materially harm solar park;
 - (f) soils, food production and stewardship levels will be contaminated and harmed;
 - (g) water from boreholes will be unsafe;
 - (h) River Dever could be at risk;
 - (i) River Test (SSSI) will be harmed;
 - (j) the application should be accompanied with full Environmental Impact assessment;
 - (k) health will be harmed by air pollution (dust particles);
 - (l) consultation to neighbours has been limited;
 - (m) need for regular liaison with applicant; and
 - (n) mitigation should be monitored and include penalties if found insufficient.

8. Commentary

- 8.1. The site is classified as countryside and there is a general policy of restraint against development in the countryside. However Test Valley Borough Local Plan Policy SET03 allows for development if there is an overriding need to be located in the countryside or it is of a type appropriate in the countryside. Hampshire Minerals and Waste Plan (adopted 2013) Policy 5(b) also makes provision for development if the nature of the development requires an isolated location in the countryside. The policy also requires that a condition is applied that would restore the site back to agriculture should the approved use cease. As the site requires a large amount of land and would not be appropriate near houses or other sensitive receptors, it is considered that the countryside location is acceptable. Policy 29 also guides the suitability of waste developments as it sets out the locations where waste operations would be supported. In this proposal, the location would benefit from the support of the policy as it is along the strategic road corridor and has good transport links to its main sources of waste via the A303, which links to the A34, M3, M27.
- 8.2. Part (e) of Policy 29 also requires the development to be of a scale compatible with the setting. In this case, the waste operation proposed will be situated next to an operational MRF, which comprises of a large building and stockpiles. The proposed plant and stockpiles will sit within existing bunding, providing screening from open views on three sides. The plant would be a similar height to the MRF building but would be approximately 40 meters longer. In light of this, the development would be of an appropriate scale to its surroundings and meet the policy requirement.
- 8.3. Policy SET10 allows for expansion of existing employment sites in the countryside, such as the construction of new buildings and plant subject to certain criteria being met. As well as the development being appropriate in scale, a key criteria is that the development would not have a significant detrimental impact on the character and appearance of the surrounding area and wider countryside. This policy is similar to that of Policies 10(b) and 13 which seek to protect the character of the area and reduce visual impact. The proposal is not thought to cause harm to the countryside in this regard, as the views are limited to glimpses from roads some 500 metres from the site. This is not regarded as a significant impact on visual amenity when the proposal is seen alongside the existing MRF.
- 8.4. There is additional landscaping to screen the site from immediate views and from certain locations in Barton Stacey village. Planting of trees, shrub and grasses will reduce the visibility of the site and mitigate the impact of the bunds themselves. Taking the above into account, it is considered that the proposed development could be accommodated without a significant detrimental impact on the character and appearance of the surrounding area and wider countryside as the scale of the buildings are appropriate within the site and it is well screened from external views by the attenuation bunds and planting. In light of this, the proposal is supported by guidance within the NPPF as the guidance seeks to recognise the intrinsic character

and beauty of the countryside and support thriving rural communities within it.

- 8.5. Another consideration of the rural environment is the loss of agricultural soils. The agricultural land to be lost is not high quality (grade 3). Policy 8 protects high quality agricultural land and so the proposal meets this standard.
- 8.6. Concerns have been raised that drinking-water boreholes and the River Dever will be harmed. However, as the proposed operations would take place within a sealed system, where the water will be used, pumped and stored on site, the development will not harm the local water environment as any waste particles will not find a pathway into these water features. The site is within an area unlikely to flood and the proposal will not add to flood risk elsewhere through increased surface water run-off. This view is shared by the Environment Agency who has not objected to the application, but will require an Environmental Permit. Should planning permission be granted, it is recommended that a condition for the drainage scheme is attached to secure the details of the water management scheme for the operational site. With the closed system in place, the proposal is in accordance with Policy 11.
- 8.7. Ecological information has been supplied with the application and it is considered that the proposal will not affect the Drayton Down Site of Importance for Nature Conservation (SINC) due to the distance and the nature of the operation. The proposal has also been assessed for any adverse impacts on the River Test, with particular regard to its designation as a Site of Importance for Nature Conservation (SSSI). In response, Natural England are satisfied that subject to appropriate permits and associated construction management plans being submitted and approved, the proposals will not result in adverse effects upon the River Test SSSI. However, it is felt that there is some potential for slow worms to be present on site and so it is recommended that a detailed mitigation method statement is conditioned to ensure their protection. In light of this information and proposed conditions, there will be no harm to biodiversity and so the proposal is in accordance with Policy 3.
- 8.8. Dust and odour have been raised as concerns from local residents, in terms of potential harm to health, air pollution, arable crops and soils. Notwithstanding the dust itself is not hazardous, it would not be acceptable to have significant levels of dust beyond the site boundary. The waste will be stored on site in a wet state and the physical barriers of the bunds and planting will contain dust within the site. The design of the plant will further reduce potential dust release, as this is designed to process the waste under cover. The owners of the solar panel farm to the north of the site in the adjacent field have also raised concerns over dust. Specifically, that the proposal could result in deterioration in the performance of the PV cells due to dust deposition. Whilst these concerns are understood, the applicant has shown that adequate dust control measures are possible within the site and these will be required under Environmental Permit and secured through a

planning condition. The scheme and its monitoring and any necessary remediation are being discussed by the applicant and the owners of the solar panel farm to ensure its effectiveness. It is considered that with attentive site management, effective machinery and controls in place, significant off-site dust emissions are avoidable and so the proposals would not be detrimental to the delivery of stewardship agreements on the surrounding farmland.

- 8.9. The odour assessment clearly indicates that the processing of the IBA material, especially the handling and processing of weathered IBA, does produce odour that could be detected at least up to 250 metres downwind of the existing Blue Haze site. However, the assessment indicates that the odour would be highly wind direction dependent and most prominent during certain processing activities. The evidence available suggests that odour would not be likely to be a significant problem at distances where the nearest existing homes are situated. As this impact is likely to be marginal and sporadic, the Environmental Health officer has no objection. Similar to the potential dust issue, proactive monitoring, assessment and odour control review shall be included within an environmental scheme under condition. As the site is not near any sensitive receptors such as houses or footpaths, and the issues of dust and odour can be adequately controlled, there is no significant impact on amenity or public health and so the proposal is in accordance with Policy 10. To further alleviate local resident's concerns, the applicant has committed to engaging with neighbours through a liaison panel.
- 8.10. As already mentioned, the proposed site benefits from good access for transport and the access road into the site is suitable. In response to comments raised by the Parish Council, the applicant has already made entrance improvements, by erecting new "No Right Turn" and "Give Way" signs at the entrance with the main road and repainted white lines which will be maintained. The number of additional vehicle movements generated by the proposal can be accommodated on the highway network and there will be no unacceptable safety or amenity impacts. Therefore, the proposal is in accordance with Policy 12.
- 8.11. When balancing the issues significant weight should be given to the waste management benefits, as the NPPF makes a presumption in favour of sustainable development. This application would reduce the amount of waste going to landfill, as it will divert the residual waste of the incinerators from landfill. This is supported in Policy 25 as this policy seeks to enable self-sufficiency in waste movements and divert 100% of waste from landfill. The use of IBA waste to create a recycled road aggregate, is regarded as the highest achievable level within the waste hierarchy, as it turns the waste IBA into a useable product and contributes to reducing the reliance on primary aggregates. Overall this waste recycling proposal is a sustainable, environmentally sound waste management option and it will make a positive contribution to sustainable waste management. The

proposal also accords with the ambitions of Policy 27, as it offers waste management capacity and creates an extension to the existing waste site.

- 8.12. The need for an IBA site has been raised by residents, as there is an IBA processing and recycling facility located within Blue Haze landfill site, near Ringwood. However, this is a temporary site since the land is required for landfilling and final restoration of this landfill and former sand quarry. The current temporary planning permission expires in 2015. The Waste Planning Authority states an intention to encourage the use of Incinerator Bottom Ash Aggregate for beneficial uses such as in road construction, within the Hampshire Minerals and Waste Plan (HWMP). Here it acknowledges that it will be necessary to make permanent provision for the treatment of IBAA within the Plan period, and applications for such development will be considered against all policies in the Plan.
- 8.13. It is considered that whilst the site is classified as countryside in the local plan (SET03 and SET10, Test Valley Borough Local Plan 2006) the proposal is in accordance with the development plan (Hampshire Minerals and Waste Plan [adopted 2013]) as it is acceptable in the rural location (Policy 5 and 29). There will be no significant loss to high quality agricultural land (Policy 8). It would not materially harm the character of the area through visual impact (policies 10[b],13) nor cause harm to biodiversity (Policy 3) or the water environment (Policy 11). It would not cause any adverse highway impact (Policy 12), nor adverse amenity impacts (Policy 10). The proposal is co-located with an existing waste facility (Policy 27) and provides a sustainable waste management solution with a useable end product (Policy 25).

9. Recommendation

- 9.1. That planning permission in respect to a permanent facility for the processing and recycling of incinerator bottom ash to produce aggregates and the recovery of metals on land north of the Raymond Brown Minerals and Recovery Ltd.'s A303 Materials Recovery Facility, Drayton Road, Barton Stacey. (Application Number 13/01643/CMAN) (Site Ref: TV231) be approved for the above reasons, subject to the conditions listed in Integral Appendix B.

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

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

DocumentLocation

Permanent facility for the processing and recycling of incinerator bottom ash to produce aggregates (IBAA) and the recovery of metals at Raymond Brown Minerals and Recovery Ltd, A303 Recycling Facility, Drayton Road, Barton Stacey, Winchester SO21 3QS (Application No: 13/01643/CMAN) (Site Ref: TV231)

County Planning
Elizabeth II Court West
The Castle
Winchester

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 heavy goods vehicles shall enter or leave the site and no IBA plant or machinery shall be operated except between the following hours: 0730-1800 Monday to Friday and 0730-1400 Saturday. There shall be no working on Sundays or recognised public holidays.

Reason: In the interests of local amenity in accordance with Policy 10 of the Hampshire Minerals and Waste Plan.

Landscape

4. Within 12 months of development commencing 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 in accordance with Policy 10 and 13 of the Hampshire Minerals and Waste Plan.

5. Stockpiles shall be no higher than eight metres.

Reason: In the interests of visual amenity in accordance with Policy 10 and 13 of the Hampshire Minerals and Waste Plan.

6. The roofs and walls of the plant housing and ancillary buildings shall be colour coated in RAL 6003 (Olive Green) or similar and maintained for the duration of the development.

Reason: In the interests of visual amenity and to secure a satisfactory development to ensure the development complies with Policies, 4, 10 and 13 of the Hampshire Minerals and Waste Plan.

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.

8. All areas where waste is stored, handled or transferred shall be underlain by impervious hard-standing with dedicated drainage to foul sewer or sealed tank.

Reason: To prevent pollution of the water environment.

9. 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.

10. 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.

11. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface and foul water has been submitted to, and approved in writing by, the Waste Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure the protection of the groundwater vulnerability zone in to ensure the development complies with Policy DC10 of the Hampshire Minerals and Waste Core Strategy.

Noise, Dust and Odour

12. Prior to the plant being commissioned an Environmental Management Scheme for the control of noise, dust and odour at the site shall be submitted to the Waste Planning Authority for approval in writing. The Scheme shall be implemented as approved for the duration of the site's operation.

Reason: In the interests of local amenity.

Lighting

13. Prior to the plant being commissioned a lighting scheme shall be submitted to the Waste Planning Authority in writing. The scheme shall include details of all outside lighting, including floodlighting, safety lighting and illumination from within the plant, and measures to prevent light pollution.

Reason: In the interests of visual highway safety.

Highways

14. A Construction Traffic Management Plan, including lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction shall be submitted to and approved by the Local Planning Authority in writing before development commences. The agreed details shall be fully implemented before the development is commenced.

Reason: In the interests of highway safety.

Annual throughput

15. There shall be no more than 120,000 tonnes per year of incinerator bottom ash waste shall be delivered to the site. A written record of tonnage entering the site associated with the permission hereby granted shall be kept onsite and shall be made available to the Waste Planning Authority for inspection upon request.

Reason: In the interest of the amenity.

Nature Conservation

16. Prior to development commencing a method statement for sensitive habitat removal for potential protected reptile species shall be submitted to the Waste Planning Authority for approval in writing. The scheme shall be implemented as approved.

Reason: To ensure the prevention for killing and injuring of reptiles species as protected under the Wildlife and Countryside Act (1981).

Archaeology

17. No development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Waste Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations in accordance with Policy 7 of the Hampshire Minerals and Waste Plan.

18. Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available in accordance with Policy 7 of the Hampshire Minerals and Waste Plan.

Restriction of Permitted Development Rights

19. Notwithstanding the provisions of Parts 4, 8 and 25 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order):
- (i) fixed plant or machinery, buildings, structures and erections or private ways shall not be erected, extended, installed or replaced at the site without the prior agreement of the Waste Planning Authority in writing;
 - (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.

Restoration

20. At such time as the development is no longer used for the purpose hereby approved the recycling facility including the buildings and associated plant, infrastructure, associated machinery and waste shall be removed from the site and the land restored back to agricultural use. The restoration details for the site shall be submitted within three months of the cessation of use for written approval by the Waste Planning Authority. The restoration shall be completed in accordance with the approved restoration details within six months of approval.

Reason: To prevent the retention of a development in the countryside that is no longer providing a benefit in sustainability terms and contributing to reducing the reliance on primary aggregates in accordance National Planning Policy Framework and with Policy 5 of the Hampshire Minerals and Waste Plan.

Advice Note

The operator has agreed to arrange a liaison panel for the site with the local community.

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

Hampshire Minerals and Waste Plan (adopted 2013)

Policy 3: Protection of habitats and species

Minerals and waste development should not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species. The following sites, habitats and species will be protected in accordance with the level of their relative importance:

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

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

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

Policy 5: Protection of the countryside

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

- a. it is a time-limited mineral extraction or related development; or
- b. the nature of the development is related to countryside activities, meets 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 7: Conserving the historic environment and heritage assets

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

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

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

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

Policy 8: Protection of soils

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

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 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:
 - 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
- 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 28: Energy recovery development

Energy recovery development should:

- a. be used to divert waste from landfill and where other waste treatment options further up the waste hierarchy have been discounted; and
- b. wherever practicable, provide combined heat and power. As a minimum requirement the scheme should recover energy through electricity production and the plant should be designed to have the capability to deliver heat in the future; and
- c. provide sustainable management arrangements for waste treatment residues arising from the facility.

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.

THE TEST VALLEY BOROUGH LOCAL PLAN 2006**SET 03 - Development in the countryside**

Development in the countryside (i.e. outside the boundaries of settlements defined by Policy SET 01 and shown on the Inset Maps) will only be permitted if: there is an overriding need for it to be located in the countryside; or it is of a type appropriate in the countryside as set out in Policies SET 06 – 13, ESN 05-09, ESN 11, ESN 13 - 14, ESN 23 -25 and ESN 27 - 33.

For developments that require a building or buildings, it must be demonstrated that in the locality there are no existing buildings: which are adequate for the proposed use; which reasonably could be made available; which have been severed from an existing farm unit; or which have recently changed from the proposed use.

SET 10- Expansion of existing employment sites in the countryside

In the countryside, proposals for the extension of existing buildings or construction of new buildings as expansion of existing employment sites will be permitted provided that the building(s) and their use;

1. Are appropriate in scale to the site and a rural location;
2. Are appropriate in scale to the curtilage and contained within it;
3. Are well related to existing building(s) and would be in keeping with their character;

4. Would not have a significant detrimental impact on the character and appearance of the surrounding area and the wider countryside;
5. Does not include outside storage where this would be visually intrusive;
and
6. Would not lead to a significant detrimental impact resulting from vehicle movements.