

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	18 March 2010
Title:	Construction of new cricket ground involving importation of inert waste material to create new landform, along with temporary access and contractors' compound at Dummer Down Farm, Dummer, Basingstoke RG25 2AR (Application No: BDB/70901) (Site Ref: BA158).
Reference:	1447
Report From:	Head of Planning and Development

Contact name: Peter Chadwick

Tel: 01962 846728

Email: peter.chadwick@hants.gov.uk

1. Executive Summary

- 1.1. An application for a change of use of the site from agricultural field to a cricket pitch has been submitted to Basingstoke and Deane Borough Council. However, because of the topography, the site would need to be re-profiled to provide a flat level surface for the pitch and a new landform created to marry the new landform into the existing contours which would involve the importation of about 85,000 m³ of inert waste. Therefore a second planning application has been submitted to the County Council as Waste Planning Authority.
- 1.2. The main issues associated with this proposal are the reasons behind the scheme, the highways impact, the amenity impact and the landscape impact.
- 1.3. The proposals do not fully comply with landfill policy (DC14). However as the change of use from agricultural field to cricket pitch is acceptable and will require significant re-profiling and construction works it is on balance considered that the proposal is acceptable. This is subject to maintenance requirements during operations and the import route direct to the A30 only so the highway impact would be acceptable (DC6). The amenity impact for local residents would be limited (DC8) and new landscape would be in keeping with the locality (DC3) and increase the sites ecological value (DC7).

2. Site and proposal

- 2.1. The site, as shown on the attached plan, is an agricultural field totalling an area of 11.12 hectares adjacent to Dummer Down Farm, to the south of Dummer Village and about 900 metres south east of the A30 Winchester to Basingstoke road. The nearest house is Holly Folly, part of Dummer Down Farm, which adjoins the site, other houses are in Dummer Down Lane (C12) about 400 metres east of the site.
- 2.2. The redundant dairy building at Dummer Down Farm has been converted for use as the Dummer Cricket Centre, following planning permission originally granted in 1995. The Cricket Centre contains three practice nets, a playing arena, bar and equipment store. The proposal is to construct a cricket pitch on the field adjacent to the Dummer Cricket Centre principally to provide a home for Dummer Cricket Club. An application for a change of use of the site from agricultural field to a cricket pitch has been submitted to Basingstoke and Deane Borough Council. However because of the topography, the site would need to be re-profiled to provide a flat level surface for the pitch and a new landform created to marry the new landform into the existing contours which would involve the importation of inert waste. This is subject to a second planning application submitted to the County Council as Waste Planning Authority.
- 2.3. The planning application submitted to the County Council proposes:
- (i) field engineering works, including stripping of topsoil and temporary stockpiling;
 - (ii) carrying out reduced level dig to provide clean soils for restoration when filled to design levels;
 - (iii) importing about 85,000 m³ of clean inert waste to make up levels and landforms;
 - (iv) grading and sorting imported material;
 - (v) screening stockpiled topsoil and placing to cover outfield areas;
 - (vi) installing temporary site office, site compound and wheel washing equipment;
 - (vii) a temporary new access on the C12 for importing inert waste to the site.
- 2.4. The application is accompanied by a Highways Statement. The proposed importation of 85,000 m³ would generate about 50 lorry movements per day (25 in, 25 out) on average. Access would be via a new temporary access onto the C12 and routing would be to the A30 only. The duration of the works would be 12 to 15 months.

- 2.5. An Acoustic Report has also been submitted which concluded that the noise impact magnitude from the construction works would be within acceptable levels and, whilst being noticeable to the occupants of the nearest properties should not cause any significant loss of amenity by virtue of their relatively short impact duration.
- 2.6. A Landscape and Visual Impact Appraisal has been submitted; as well as the proposed cricket pitch two native woodland planting areas with shrub edges are proposed to visually link to existing woodland belts in the wider landscape. The remainder of the field would be returned to agriculture providing a hay crop, grazing or will be regularly topped to encourage a species rich sward. The Appraisal concluded that the ground levelling works in the area of the proposed cricket pitch and reshaping the remainder of the field will result in changes to the landscape. However the resultant landscape character, albeit different, will be visually attractive and ecologically richer than the landscape it is replacing. The effect of the reshaping and woodland planting will be to diminish the negative impact of the nearby trunk roads by visually screening the intrusive A303 and M3.
- 2.7. An Ecological Survey concluded that the proposal is unlikely to affect any habitats of high intrinsic nature conservation value. The woodland and hedges around the site are of nature conservation value, in particular for the Brown Hare (a UK Biodiversity Action plan Priority Species) but these habitats will not be affected. Proposals for native woodland and shrub planting is likely to enhance the site for wildlife. The creation of grassland areas would benefit the Brown Hare as well as other wildlife.

3. Development plan

- 3.1. Hampshire Portsmouth Southampton and New Forest National Park Minerals and Waste Core Strategy (July 2007) polices DC3 (Impact on Landscape), DC6 (Highways), DC7 (Biodiversity), DC8 (quality of life and amenity), DC10 (Water resources), DC12 (Restoration and aftercare) and DC14 (Landfill).

4. Consultations

- 4.1. **Councillor Mrs McNair Scott** supports the proposals.
- 4.2. **Basingstoke and Deane Borough Council** recommends that the application should not be granted planning permission unless the Basingstoke and Deane planning application under BDB/70887 (for the cricket pitch) is permitted. Otherwise there would be no justification for the importation of waste. Planning application BDB/70887 is currently pending consideration and the current intention is that this planning application is approved subject to the completion of a Legal Agreement.
- 4.3. **Environment Agency** raises no objection in principle. Commenting that this site overlies the Lewes Nodular, Sleaford and Newhaven chalk formations which are a principle aquifer, and that parts of the site lie within the

groundwater Source Protection Zone (SPZ) 3 for protection of a number of local groundwater abstractions, therefore all precautions must be taken to avoid discharges or spills to the ground. Proposal would require the appropriate exemption or authorisation from the Environment Agency.

- 4.4. **Highway Authority** comments that the proposal would generate about 50 lorry movements per day which represents a significant increase in lorry movements on the C12, however there is sufficient available capacity on the C12 between the site access and the A30 junction to accommodate these additional movements without detriment to the operation of the local highway network. This use of the road by this lorry traffic over a short period is likely to damage the highway, therefore measures are necessary to ensure the road is not damaged and maintained in a safe condition during the importation. In conclusion there are no highway objections subject to a legal agreement under the Highways Act 1980 to cover damage to the C12 and conditions with respect to the management, monitoring and restoration of the C12, temporary vehicle cleaning facilities, construction access (visibility splays, construction details, stopping up), temporary site compound and traffic routing notices.
- 4.5. **Dummer Parish Council** raises no objection. Comments that there should be a traffic management plan to include routing of lorries and signage to prevent use of routes through the village, extraneous damage agreement for C12, duration of importation limited to no longer than two years, working hours restricted to 7.30 am to 5.30 pm, no increased flood risk to C12, and any lighting directed downwards with no unnecessary lights left on.
- 4.6. **North Waltham Parish Council** raise concerns about the impact of Heavy Goods Vehicles travelling along Stockbridge Road which will be detrimental to the residents of this road.

5. Representations

5.1. Five letters of objection have been received on grounds of:

- (i) additional lorry traffic on Stockbridge Road and concern at highway safety regarding additional lorries at the North Waltham/Wheatsheaf Hotel junctions and A30/A303 junction;
- (ii) possible lorry traffic through Dummer village. Comments on need for signing and routing to ensure lorries do not travel through Dummer village;
- (iii) possible damage to wildlife protected species;
- (iv) impact of carbon emissions from lorries travelling to and from the site;
- (v) sustainability concerns that inert tipping will not be completed.

5.2. Sixteen letters of support have been received, these have been in support of improved cricket facilities.

6. Commentary

6.1. The main issues associated with this proposal are the reasons behind the scheme, the highways impact, the amenity impact and the landscape impact.

6.2. Whilst the application is a waste disposal proposal as it involves the deposit of 85,000 m³ of inert waste, the purpose behind the proposal is the creation of a cricket pitch and associated changes to the landform of the field. Therefore the acceptability of the change of use application for the cricket pitch to Basingstoke and Deane Borough Council is a critical consideration. Their view is that this application for change of use is acceptable subject to a legal agreement to provide controls over the intensity of use and its availability for the local team. Therefore whilst the proposals do not comply fully with policy concerning landfill, the development of the cricket pitch and the changes in landform provide a reason for the proposal. Consequently any consent should not be granted until permission has been granted by Basingstoke and Deane Borough Council for the cricket pitch. Notwithstanding this there is the need to consider the impacts in terms of the highway impact, amenity impact and landscape impact.

6.3. Access to the site would be via C12 to the A30, which can accommodate the proposed lorry traffic. There is the need to ensure that the road is maintained and no damage is caused as a result of the lorry traffic, and conditions including requirement for a legal agreement suggested by the Highway Authority are included in the recommendation. These would also cover the issue of lorry routing, specifically to prevent lorries travelling through the village of Dummer. In relation to the carbon emissions the most likely source of material would be from Basingstoke and so would be from local sources.

6.4. In relation to the operations on the site the only house near the site is on Dummer Down Farm itself, and the Noise Report concluded that the noise impact was within standards. The main impact for the locality would be the associated lorry traffic, however the routing direct to the A30 would not pass any houses, and the duration of the work would be limited. Therefore there would not be a significant amenity impact for local residents.

6.5. The proposals would create a different landform and landscape, however the proposals are in keeping with the character of the locality. The additional woodland and shrub planting would be beneficial both in landscape and nature conservation as the landscaping proposals would increase ecological value.

6.6. The change of use from agricultural field to cricket pitch, associated with the local cricket club and established cricket centre, is acceptable to Basingstoke and Deane Borough Council, notwithstanding the significant re-profiling and construction works. On balance the proposed importation of inert wastes to

create a new landform is acceptable. The highway impact would be, subject to maintenance requirements during operations and direct routing to the A30, acceptable. The amenity impact for local residents would be limited and new landscape would be in keeping with the locality and increase the sites ecological value. Therefore it is recommended to grant planning permission.

7. Recommendation

- 7.1. That, subject to Basingstoke and Deane borough Council granting planning permission for the cricket pitch (BDB/70887) planning permission for the construction of new cricket ground involving importation of inert waste material to create new landform, along with temporary access and contractors' compound at Dummer Down Farm, Dummer, Basingstoke RG25 2AR (Application No: BDB/70901), be granted subject to the conditions in Integral Appendix B.

Links to the Corporate Strategy

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

Document

Location

Construction of new cricket ground involving importation of inert waste material to create new landform, along with temporary access and contractors' compound at Dummer Down Farm, Dummer, Basingstoke RG25 2AR (Application No: BDB/70901) (Site Ref: BA158).

Planning and Development
Environment Department
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.

Timescale

2. The date of commencement of waste tipping shall be notified to the waste Planning Authority in writing within five working days.

Reason: To provide certainty on the commencement of tipping.

3. The tipping operations hereby permitted shall cease on or before two years from the commencement of tipping notified under condition 2 above and the site shall be restored in accordance with drawing no. CS-518.04 Rev C within a further period of six months, unless a longer period is agreed by the Waste Planning Authority in writing.

Reason: To minimise the duration of disturbance from the tipping operations.

Highways

4. Access to the site for construction traffic shall only be via the site entry and exit shown on drawing RSH/01B. All vehicles shall turn left out of the site and turn right into the site, only using the C12 between the site entrance and the A30. Unless otherwise agreed in writing by the Waste Planning Authority no development shall take place on site until details of signs to be displayed at the site exit indicating to construction workers and drivers 'Turn Left Only' to leave the site have been submitted to and approved by the Waste Planning Authority in consultation with the Highways Authority. The approved signs shall be displayed before any other operations commence on site and shall be maintained throughout the construction period. The signs shall be permanently removed prior to the first use of the cricket pitch hereby approved.

Reason: In the interests of highway safety.

5. No part of the development shall commence until the Waste Planning Authority has approved in writing a management scheme to assess, monitor and restore the condition of the C12 between the site and the A30.

Reason: To ensure that the road is not damaged and is maintained in a safe condition, in the interest of highway safety.

6. No occupation or use of the development authorised by this permission shall begin until the works required in accordance with the management scheme have been completed, and have been certified in writing as complete by the Waste Planning Authority.

Reason: To ensure the road is not damaged and is maintained in a safe condition, in the interest of highway safety.

7. No development shall commence on site until details of the mechanical measures to be taken to prevent mud/spoil being deposited on the public highway from vehicles leaving the site during construction works have been submitted to and approved in writing by the Waste Planning Authority in consultation with the Highway Authority. Such measures shall be fully installed and implemented before the development commences and shall be retained for the duration of the construction period in order that no vehicle shall leave the site unless it has been cleaned sufficiently to prevent mud/spoil being deposited on the highway.

Reason: In the interests of highway safety.

8. Unless otherwise agreed in writing by the Waste Planning Authority no development shall commence before visibility splays of 2.4 metres (measured from the nearside channel line) by 120 metres (measured along the nearside channel line to the southeast) and 120 metres (measured to the intersection with the road centreline to the northwest) at the junction of the temporary construction access with the highway have been provided, and these splays shall thereafter be maintained free from any obstructions exceeding 0.6 metres above the level of the adjacent highway carriageway for the duration of use of the temporary construction access.

Reason: In the interests of highway safety.

9. Unless otherwise agreed in writing by the Waste Planning Authority, no development shall take place on site until details of the method of construction and layout of the temporary construction access including drainage and a temporary traffic management scheme on the C12 have been submitted to and approved in writing by the Waste Planning Authority in consultation with the Highway Authority. The approved details shall be constructed and fully implemented before the commencement of the use hereby approved and shall be thereafter maintained in accordance with the approved details for the duration of the use of the temporary construction access.

Reason: In the interests of highway safety.

10. Prior to the first use of the cricket pitch approved under BDB/70887, the temporary construction access shall be stopped up and the temporary traffic management scheme on the C12 removed and the highway verge reinstated in accordance with a detailed scheme to be agreed with the Waste Planning Authority in consultation with the Highway Authority within three months of the commencement of development.

Reason: In the interests of highway safety.

11. No development shall take place on site until details of the temporary compound, storage and servicing areas including onsite vehicle parking, turning and waiting areas as well as the weighbridge, the vehicle cleaning area

and any access gates shall be laid out, demarcated, levelled, surfaced and drained in accordance with a detailed scheme to be agreed with the Waste Planning Authority in writing in consultation with the Highway Authority.

Reason: In the interests of highway safety.

Landscape

12. The landscaping scheme as shown on Drawing no. CS-518.04 Rev C shall be implemented by the first planting season following completion of tipping unless otherwise agreed by the Waste Planning Authority in writing. 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.

Reason: In the interests of visual amenity.

13. No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage and construction works shall commence on site until a Tree Protection Plan has been submitted to and approved in writing by the Waste Planning Authority. The approved tree protection shall be erected prior to any site activity commencing and maintained until the area is to be landscaped. No development or other operations shall take place other than in complete accordance with the Tree Protection Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity.

14. Prior to the commencement of development, a Method Statement outlining the treatment of the hedgerow and outlining details of any required replacement hedgerow during and following the construction of the visibility splays (required in association with the temporary access hereby permitted) shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved Method Statement.

Reason: In the interests of the character and appearance of the surrounding area.

Hours of Working

15. Unless otherwise agreed in writing by the Waste Planning Authority no heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0730-1730 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.

Noise and Dust

16. Prior to development commencing an Environmental Management Scheme which specifies the measures to control 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

17. There shall be no outside lighting at the site unless the details and measures to prevent light pollution have been agreed in writing by the Waste Planning Authority.

Reason: In the interests of minimising light pollution.

Nature Conservation

18. The recommendations of the Ecological Survey June 2008 shall be implemented unless otherwise agreed in writing by the Waste Planning Authority in writing.

Reason: In the interests of nature conservation.

*Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)*

**Hampshire Portsmouth Southampton and New Forest National Park
Minerals and Waste Core Strategy (July 2007)**

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.

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.