

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	6 June 2013
Title:	Variation of condition 2 of planning permission ref: TVS05746/7 to allow continuation of landfilling until 30 April 2018 at Viridor, Squabb Wood Landfill Site, Salisbury Road, Shootash, Romsey SO51 6GA (Application No: 13/00208/CMAS) (Site Ref: TV072)
Reference:	4923
Report From:	Head of County Planning

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1. Executive Summary

- 1.1. This report considers an application to vary condition 2 of planning permission no: TVS05746/7 to allow continuation of landfilling of non-hazardous municipal and commercial waste, until 30 April 2018 at Viridor's, Squabb Wood Landfill Site, Salisbury Road, Shootash near Romsey (Application No. 13/00208/CMAS).
- 1.2. This application is requesting a five year extension of time beyond the existing permitted end date of 30 April 2013. The applicant states the five year time period reflects the three to four years that the site was 'mothballed' due to insufficient waste being available to maintain the site commercially as a landfill. The site stopped taking in waste in 2003. It re-opened and resumed its waste infilling in October 2006.
- 1.3. The Squabb Wood site, apart from the 'mothballing' period, has been operational since mineral extraction and landfilling was granted in 1997 (Permission No. TVS5746/1).
- 1.4. The main issues raised by this application are :
 - (a) principle of extending site beyond its currently permitted end date balanced against need to the facility;
 - (b) highway safety;

- (c) impacts on amenity including by way of odour, noise or dust;
 - (d) landscape screening of existing site from A27;
 - (e) ecology; and
 - (f) water quality.
- 1.5. The recommendation is that permission be granted subject to existing conditions (modified as necessary) be carried forward as appropriate, as part of this permission.

Reasons for decision

- 1.6. It is considered that the proposal would be in accordance with the development plan Hampshire Minerals and Waste Core Strategy DPD 2007 and emerging Mineral and Waste Plan Policy (summary attached), as the site is an unrestored mineral working site and existing permitted active waste site and that completion of the landfill will provide a satisfactory restoration (DC12) to the currently approved restoration levels. The restored landform (which is not being altered at all by this proposal) needs to be completed to approved levels as not only does it satisfy waste need but importantly it has been designed to comply with environmental planning criteria and Environment Agency waste pollution control and surface water Environmental Permit requirements. The proposal would be acceptable in terms of highway safety and convenience (DC6) and as there is no physical change proposed to the existing permission, it is considered that subject to existing conditions modified as necessary, it will not materially harm the character of the area (DC3), the amenity of local residents (DC8) nor cause any safeguarding hazard.

2. Site and planning history

- 2.1. The site known as 'Squabb Wood Landfill' extends across a total of 48.5 hectares due south and south-west of the naturally vegetated and established area of Squabb Wood, 1.5 kilometres north-west of Romsey. The total site comprises three parts, known as Shootash, Squabb and Embley.
- 2.2. The Shootash area to the west, is a former gravel pit and current materials storage area due to be fully restored to, and managed for, heathland. Romsey Extra Footpath No. 5 runs adjacent to the north of Shootash. The adjoining woodland and part of the Shootash site is a Site of Importance for Nature Conservation.
- 2.3. The Embley area, is a now worked out gravel quarry to the south east, from which clay was recently extracted for use on site, under the current 2006 permission.

- 2.4. That part of the site known as Squabb, once worked for gravel, is the main landfill area in the centre of the site and this application is based on the additional time needed to infill and restore this area .
- 2.5. The site is bounded to the south by the A27 and is screened from the A27 by a band of mature woodland and hedgerows. Opposite lies the entrance to Embley Park School. The site is served by a concrete haul road off the A27.
- 2.6. On 22 April 2003 Viridor Waste Management Limited notified the County Council that the site would stop accepting waste from 31 May 2003 and that all landfilling activities would cease shortly thereafter. The decision to close the site was taken on commercial grounds. The site reopened to accept waste in October 2006 after a closure period of 3.5 years.
- 2.7. The nearest houses to the site are Eastgate and Westgate Lodges, either side of the Embley Park School entrance which are about 220 metres to the south of the infilling area on the western side of the A27, and about 170 metres from the site entrance. The Blue Hayes Restaurant and residential property is approximately 615 metres west of the Squabb landfill area and due south of Shootash. The residential properties of nos. 1 and 2 Spursholt Cottages are about 160 metres to the east of the landfill. Foxbury Cottage was owned by the Broadlands Estate within which the site is located, but is now in the control of the applicant and tenanted by a member of staff. It is approximately 150 metres from the landfill area.
- 2.8. A liaison panel was set up on the site by Hampshire County Council following the mineral extraction and infill permission granted in 1997. It has always been chaired by the local Member and accordingly for some years has been chaired by County Councillor Roy Perry. The panel also comprises the applicants who host the panel on the site, local residents, Parish Councils, the Environment Agency, Environmental Health Officer, local District Councillors, and County Planning Officers.
- 2.9. The site is currently being landfilled with non-hazardous municipal and commercial waste, the most recent planning permission (TVS05746/7) being granted in March 2006. Condition 2 of the planning consent states
'The winning and working of mineral and tipping operations hereby permitted shall cease on or before 30 April 2013 and the site shall be restored to accordance with the scheme approved under condition (4) below within a further period of six months or such longer period as the Mineral Planning Authority may approve in writing'

Proposal

- 2.10. The proposal is for an extension of 5 years to 30 April 2018. The applicant states this reflects the three to four years that the site was 'mothballed' due to insufficient waste being available to maintain the site commercially as a landfill. The site could accept between 80,000 and 120,000 tonnes of waste

per year, at which level the site would achieve its approved restoration levels in between four and five years.

- 2.11. The proposal is for an extension of time only, the site would be infilled to the extant approved contours and restoration scheme. All the measures in place to protect the wider environment would continue, these include the landfill gas collection, leachate collection, bird control, odour mitigation and litter fencing..
- 2.12. The applicant states that the proposal would keep live the landfill facility, and meet the aspirations of the emerging Hampshire Minerals and Waste plan and the management of Hampshire's waste.

3. Development plan

Hampshire Minerals and Waste Core Strategy DPD 2007

- 3.1. S6 (Landfill), DC3 (Impact on Landscape) , DC6 (Highways), DC7 (Biodiversity) , DC8 (Pollution, Health, Quality of Life and Amenity), DC12 (Restoration and Aftercare), DC13 (Waste Management and Recycling), DC14 (Landfill).

Emerging Policy

- 3.2. In addition to the **Hampshire Minerals and Waste Core Strategy DPD 2007** Hampshire County Council are currently progressing its new Minerals and Waste Framework Plan which went through the final round of public examination in March 2013. Once adopted, this Plan will replace the Hampshire Minerals and Waste Core Strategy adopted in July 2007 and the 'saved' policies from the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan (1998). The relevant Draft Hampshire Mineral and Waste Plan Policies (as modified April 2013) are a material consideration in the determination of this application and are outlined below:

- Policy 26: Safeguarding – Waste Infrastructure
- Policy 27: Capacity for Waste Management Development
- Policy 29: Locations and Sites for Waste Management
- Policy 32: Non-hazardous Waste Landfill

4. Consultations

- 4.1. **Councillor Perry** comments that he supports the view expressed by the local Parish Council, and expressed by local residents at the Liaison Panel, that the operator should adhere to the original condition. Councillor Perry has requested that the application be determined by the Regulatory Committee and has also commented that should Hampshire County Council resolve to grant permission for the extension of time, the renewed

end date should be set and all conditions enforced as necessary. The applicants in such circumstances need to make very effort to complete the landfill within any extended period. He also comments on the need for strengthening of the landscaping along the A27 which appears very thin.

- 4.2. **Test Valley Borough Council** comments that the variation of the condition is considered to be appropriate. It is considered that the variation would have no significant detrimental impact on the character of the site or wider area or amenity of neighbouring properties. The proposal complies with the relevant policies and it is therefore considered that Test Valley Borough Council have no objection.
- 4.3. **Test Valley Borough Council Environmental Health Officer** comments that they understand from liaison panel meetings that there is some level of inconvenience to local residents from smells and noise associated with the landfill site which have been investigated by the Environment Agency. The Environmental Health Officer is not aware of any recent and/or serious amenity problems associated with the existing site operations that would be grounds for objection.
- 4.4. **Romsey Extra Parish Council** raise objection on the grounds that 'as a matter of principle this style of working should have a finite end date which is honoured.'
- 4.5. **Wellow Parish Council** propose a two year extension and enforcement of all conditions of the licence.
- 4.6. **Environment Agency** raise no objection.
- 4.7. **Highway Authority** raise no objection. It states that over the past year the site has received 78,000 tonnes of waste equating to approximately 40 movements per day. For the site to be completed in five years it would need to accept between 80,000 and 120,000 tonnes per year which equates to between 42 and 64 lorries per day and this is in line with existing permission. In conclusion despite the longer duration of activity and burden on the A27 , the same weight of landfill will be transported on the A27 as per the original application and accordingly the Highway authority raise no objection on highway grounds to the proposal.
- 4.8. **Southampton Airport** raise no objection subject to a condition regarding a birds hazard management plan.

5. Representations

- 5.1. Objections received from three local residents on the grounds it is unreasonable to expect local residents to endure repeated extensions and site should now be completed and not allowed to continue ad infinitum. Residents say they have complained to the Environment Agency concerning smells of gas and rubbish, invasions of seagulls and rubbish along the highway.

6. **Commentary**

- 6.1. The site is an established worked out quarry and active landfill site for non-hazardous and commercial and industrial waste.
- 6.2. The main issues raised by the proposal are:
 - (a) principle of extending site beyond its currently permitted end date balanced against need to the facility;
 - (b) highway safety;
 - (c) impacts on amenity including by way of odour, noise or dust;
 - (d) landscape screening of existing site from A27;
 - (e) ecology;
 - (f) water quality.

Principle of Extension of time

- 6.3. The principle of landfill on the site was approved in 1997 when the original mineral extraction and landfill permission was granted and is supported by Policy DC14 of the Core Strategy (2007) in that it is a site identified for landfill use, as part of the restoration of a mineral site. The proposal is also supported by emerging Waste Plan Policy which is a material consideration as the site helps maintain Hampshire's waste capacity for non-hazardous waste through an extension of time to a current temporary permission. It is acknowledged that that the site had to be closed for economic reasons for a period of 3.5 years up to October 2006 and accordingly it is considered there is a justified need to complete the landfill to approved levels and in accordance with the Environment Agency Environmental Permit. Aside from waste capacity issues it is important for landscape and pollution control reasons that the landform is appropriately completed as approved. The objections from the local residents Parish Councils, and the support for their views by the local Member are noted .

Highway Safety

- 6.4. It is noted that the Highway Authority raise no objection to the application and that no more traffic will be using the highway network than what is currently approved under the existing permission because the site was closed for 3.5 years. The proposal therefore will be putting on the roads only the number of lorries that would have used the public highway if it had not been temporarily 'mothballed'.

Amenity Impacts

- 6.5. Whilst no formal complaints have been received by the County Council as Waste Planning Authority from local people or any organisation about the

site over the last 12 months some issues have been raised at the liaison panel. At the last two liaison panels over the past 12 months some local residents have raised concerns about odour and also noise from the bird management equipment ('scarer') emanating from the site. It is noted that the local residents that have objected to this application state they have contacted the Environment Agency about odour, seagulls, noise and litter. The Environment Agency confirms that one resident has made some complaints over the last 12 months. The Environment Agency considers the site to be well run operational and if any issues are raised the operator efficiently address the matters raised. The County Council appreciates that it is not always straightforward living near a large waste site but that the liaison panel has worked and continues to work well as a forum where any issues can be openly discussed. There are conditions on the existing permission that are proposed to be brought forward should this application be granted covering dust, bird management, noise and litter control. However there is a cross over of responsibilities between the planning conditions and the conditions of the Environmental permit for the site issued by the Environment Agency. Odour and pest control are examples of matters controlled by the site Environmental Permit. It is considered on balance that amenity impacts can continue to be managed through the process of liaison and enforcement of any breaches of conditions that may occur and regular site monitoring.

Landscape Screening

- 6.6. It is noted that the local Member has highlighted the issue that some of the woodland screening along the A27 bordering the site has become thin in places. Accordingly it is recommended that a condition be imposed requiring that planted areas along the A27 in the control of the applicant be thickened where considered reasonable by the Waste Planning Authority to improve screening of the site from public view and to improve the environmental and landscape character of the area.

Ecology

- 6.7. Continuation of approved landfilling and restoration is considered unlikely to have any significant impact on local biodiversity or the SINC including any possible bat activity that may exist in the surrounding area. Throughout the day the site is an active site with lorries and bird scaring equipment. This proposal will not alter the existing permission and status quo in any way other than to extend the period of filling to make up for time lost in the past due to mothballing of the site.

Water Quality

- 6.8. All leachate extraction and treatment measures will remain in situ. The water quality of the surrounding area shall remain unaffected.

Summary

- 6.9. The application seeks to extend the life of the landfill site at Squabb Wood by five years in replacement for 3.5 years lost when the site had to close for economic /commercial reasons. The applicant is asking for five years not four, as a precautionary measure and because site plant, haul roads, offices etc would all have to be removed at the end of the day as currently approved. However, it has indicated that it hopes to complete tipping and restoration in under five years. To this end the application does not seek to arbitrarily extend the life of the landfill without justification as it is responding to previously unforeseen events when there was insufficient waste to warrant the site being operational.
- 6.10. Whilst objections to the extension of time are noted and the concerns are understandable - especially those that have been living nearby the site for some years - this is an application resulting from an exceptional situation that occurred during the current economic recession.
- 6.11. On balance, it is considered that the request for an extension of time of five years is justified in planning terms, and that no significant adverse environmental harm or impacts to residents would be caused by the short term temporary continuation of operations in line with the current permission. Whilst the emerging waste plan promotes the concept of zero waste to landfill, it also recognises that the facilities to achieve this are not yet in place, so some landfill is still required in the Plan period. The site has strategic importance and the emerging Waste Plan identifies Squabb Wood as a priority landfill site. However, this application is solely to complete the existing land filling and restoration to current approved plans. The parishes request for a two year extension is noted but not considered reasonable as the existing void could not be completed in that timescale without a significant increase in lorry movements on the public highway which would have highway safety implications.

7. Recommendation

- 7.1. That permission for a Variation of condition 2 of planning permission ref: TVS05746/7 to allow continuation of landfilling until 30 April 2018 at Viridor, Squabb Wood Landfill Site, Salisbury Road, Shootash, Romsey SO51 6GA (Application No. 13/00208/CMAS) be granted 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:	yes
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):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Extraction of clay for landfill engineering, deepening of landfill void, extension to existing consent, Squabb Wood Landfill, Salisbury Road, Shootash, Romsey TVS05746/7 http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=12407	TV072 TVS05746/7 Granted	31/03/2006
Gravel extraction, landfill with categories A ,B and C wastes, surface restoration and landscaping, Squabb Wood Landfill, Salisbury Road, Romsey TVS5746/1	TV072 TVS5746/1 Granted	24.4.97
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	

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

<http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=15353>

County Planning,

Variation of condition 2 of planning permission ref: TVS05746/7 to allow continuation of landfilling until 30 April 2018 at Viridor, Squabb Wood Landfill Site, Salisbury Road, Shootash, Romsey SO51 6GA (Application No. 13/00208/CMAS) (Site ref TV072)

Elizabeth II Court west
The castle, Winchester,
SO23 8UD

CONDITIONS

Timescale

1. The winning and working of minerals and tipping operations hereby permitted shall cease on or before 30 April 2018 and the site shall be restored in accordance with the scheme approved under condition 3 below within a further period of six months or such longer period as the Mineral Planning Authority may approve in writing.

Reason: To comply with Schedule 5 of the Town and Country Planning Act 1990 and to minimise the duration of disturbance from the operations.

Working Scheme

2. No extraction or tipping operations shall take place except in accordance with the scheme of working and tipping approved under planning permission TVS5746/1 (as carried forward by TVS05746/7) and as modified by approved Drawing No. 17 (September 2005), 17(a) and the accompanying material movements programme.

Reason: In the interests of local amenities and to ensure the land is systematically restored.

Restoration

3. The site shall be progressively restored to agriculture and amenity use in accordance with the restoration scheme approved under Planning Permission TVS5746/1 (as carried forward by TVS05746/7) as modified by Plan No. 3 (May 2005) approved by way of this certificate and with details to be submitted within three months of date of this certificate which include details for:
 - (a) the date by which each phase of restoration shall be completed;
 - (b) a permanent sandmartin face to be incorporated in the restoration scheme for the Shootash part of the site approved under planning permission TVS5746/1.

Reason: To comply with Schedule 5 of the Town and Country Planning Act 1990 and to minimise the duration of disturbance from the operations.

Noise, and Dust

4. Noise levels emanating from the site during operational hours (i.e. 0730-1830 Mondays-Fridays and from 0730 to 1400 on Saturdays) shall not exceed 55dB(A) LAEQ, 1 hour (freefield). The measurement and assessment shall be made according to BS4142:1997 and determined at the boundary of the nearest noise sensitive properties.

Reason: In the interests of local amenities.

5. Noise levels generated from temporary operations on the site shall not exceed 70dB(A) LAEQ, 1 hour (freefield) for periods up to 8 weeks (as proposed from the application) during operational hours (i.e. 0730-1830 Mondays to Fridays and from 0730 to 1400hrs on Saturdays).

Reason: In the interests of local amenities.

6. All pumps, generators and compressors shall be located behind the existing screening mounds and should be electrically powered. Acoustic enclosures should be used where possible.

Reason: In the interests of local amenities.

7. Plant shall be operated in accordance with manufacturer's instructions and subjected to regular maintenance to ensure that noise emissions are minimised. This should include minimisation of drop heights, reducing revving of engines and all vehicles and mechanical plant used for the purpose of works should be fitted with effective exhaust silencers and maintained in good working order to comply with manufacturers noise rating levels.

Reason: In the interests of local amenities.

8. The development shall be implemented in accordance with the scheme for fume and dust suppression approved by way of planning permission TVS5746/1 (as carried forward by TVS05746/7) which includes provisions for sheeting of loaded lorries entering/leaving the site. The approved scheme shall be implemented for the duration of the development subject to periodic review.

Reason: To safeguard the local environment.

9. All approved temporary screen bunds shall be managed and remain in approved locations for the duration of the development or as otherwise approved.

Reason: To safeguard the local environment.

Haul Roads and Associated Development

10. All internal site haul roads shall be maintained in a condition free from potholes while in use and shall be removed when no longer required or during the course of site restoration, whichever is the sooner. Sections of haul road formed to a level higher than one metre below the final restoration level shall be removed before overburden and soils are re-spread. All sections of haul road shall be ripped before being covered with overburden or soils during restoration.

Reason: To ensure that the site is satisfactorily restored and to minimise noise disturbance to neighbouring residents.

11. On completion of restoration all haul roads, plant, offices and associated hardstandings shall be removed and the land restored in accordance with Condition (3) above.

Reason: To ensure that the site is satisfactorily restored.

Pollution Control

12. Any above ground chemical storage tank/container and associated pipe work shall be sited and bunded in a manner to avoid any spillage.

Reason: To prevent pollution of watercourses and groundwater.

Landscape

13. Trees and hedgerows to remain on the site shall be protected in accordance with the scheme approved under planning permission no. TVS5746/1 (as carried forward by TVS05746/7) and implemented throughout this permission.

Reason: In the interest of local amenity and ecology of the area.

14. Within three months of the date of this permission the applicant and Waste Planning Authority shall survey the land within the application site along the edge of the A27 to identify any areas that could reasonably benefit from additional planting to help prevent any clear views into the site where considered appropriate. If any such areas are identified and agreed then the applicant shall submit a scheme of native planting to the Waste Planning Authority for approval and the scheme implemented during the next planting season following such approval or by 31 October 2013 whichever is the sooner.

Reason: In the interests of the landscape character of this rural area.

Archaeology

15. The development shall take place in accordance with the scheme of archaeological investigation approved under planning permission no. TVS5746/1 (as carried forward by TVS05746/7)

Reason: To ensure the protection of areas of potential archaeological interest.

Other

16. The design and location of the wheel wash, offices, weighbridge, vehicle turning and staff parking areas shall remain throughout the development as approved under planning permission TVS5746/1 (as carried forward by TVS05746/7).

Reason: In the interest of local amenity.

17. The survey points established under planning permission TVS5746/1 (as carried forward by TVS05746/7) shall be retained during the life of the permission.

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

18. Existing signs erected in accordance with planning permission TVS5746/1 (as carried forward by TVS05746/7) to warn users of the footpaths which border the site at Shootash, of the adjacent operations, shall be maintained throughout the development.

Reason: To minimise the risks to users of the public rights of way of the adjacent operations.

19. A bird management scheme for the whole site subject of planning permission TVS5746/1 (as carried forward by TVS05746/7) shall be submitted to the Mineral Planning authority for approval within three months of the date of this certificate and thereafter implemented in accordance with such approval.

Reason: In the interests of airport safeguarding.

20. The reptile survey methodology and mitigation scheme approved under permission no. TVS05746/7 shall be implemented in accordance with that approval for the duration of this permission.

Reason: To protect and ensure the future well being of any reptiles that may be present on the site.

21. All loaded lorries entering or exiting the site shall be sheeted

Reason: To protect against any debris falling onto the public highway.

22. For the duration of the development measures shall be taken to clean vehicles leaving the site to prevent mud and spoil from being deposited on the public highway. These approved measures shall be used by all vehicles leaving the site and maintained in good working order for the duration of the development. No vehicle shall leave the site unless it has been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

Reason: In the interests of highway safety.

23. Measures shall be undertaken to control and collect any litter swept by wind off the landfill and associated tipping lorries to ensure that no litter leaves the site boundary.

Reason: To protect the quality of the rural environment, residents and land surrounding the site.

Aftercare

24. Aftercare of each restored area of land to bring it to the required standard for use for agriculture, amenity and nature conservation shall take place for a period of five years and in accordance with scheme approved under Permission TVS5746/1 (as carried forward by TVS05746/7) beginning when restoration is completed in accordance with Condition (4) above. An annual site meeting shall take place throughout the aftercare period to agree the detailed steps necessary on the restored land.

Reason: To ensure the restored land is correctly husbanded.

*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

DC1 - Sustainable Minerals and Waste Development

Minerals and waste developments will only be permitted if they meet the standards outlined in Policy S1 and, in appropriate circumstances, are designed and constructed to use water and energy efficiently.

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.

Policy 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),

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.

Policy 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.

Emerging Policy

In addition to the **Hampshire Minerals and Waste Core Strategy DPD 2007** Hampshire County Council are currently progressing it's new Minerals and Waste Framework Plan which went through the final round of public examination in March 2013. Once adopted, this Plan will replace the Hampshire Minerals and Waste Core Strategy adopted in July 2007 and the 'saved' policies from the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan (1998). The relevant Draft Hampshire Mineral and Waste Plan Policies (as modified April 2013) are a material consideration in the determination of this application and are outlined below :

Policy 26: Safeguarding – waste infrastructure

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

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

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

Policy 27: Capacity for waste management development

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

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

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

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

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

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

Policy 29 Locations and sites for waste management

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

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

Sites 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.

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

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

Policy 32: Non-hazardous waste landfill

Development for landfill capacity necessary to deal with Hampshire's non-hazardous residual waste to 2030 will be supported. Non-hazardous landfill capacity will be provided and supported in accordance with the following priority order:

- 1) the use of remaining permitted capacity at existing landfill sites:
 - Blue Haze landfill, near Ringwood
 - Squabb Wood landfill, near Romsey
 - Pound Bottom landfill, Redlynch.
- 2) proposals for additional capacity at the following existing site provided the proposals addresses the relevant development considerations outlined in Appendix A - Site allocations:
 - i. Squabb Wood landfill, near Romsey (Inset Map 8).
- 3) in the event that further capacity is required, or if any other shortfall arises for additional capacity for the disposal of non-hazardous waste, the need may be met at the following reserve area provided any proposal addresses the relevant development considerations outlined in Appendix A - Site allocations:
 - i. Purple Haze, near Ringwood (Inset Map 12).
- 4) proposals for additional capacity at any other suitable site where:
 - i. there is a demonstrated need for non-hazardous landfill and where no acceptable alternative form of waste management further up the waste hierarchy can be made available to meet the need; and
 - ii. there is an existing landfill or un-restored mineral void, except where this would lead to unacceptable continuation, concentration or increase in environmental or amenity impacts in a local area or prolong any impacts associated with the existing development; and
 - iii. the site is not located within or near an urban area, (e.g. using suitable guideline stand-offs from the Environment Agency); and
 - iv. the site does not affect a Principal Aquifer and is outside Groundwater Protection and Flood Risk Zones; and
 - v. through restoration proposals, will lead to improvement in land quality, biodiversity or public enjoyment of the land; and the site provides for landfill gas collection and energy recovery.