

**HAMPSHIRE COUNTY COUNCIL****Decision Report**

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	21 September 2016
<b>Title:</b>	Application for development of an inert waste transfer and recycling facility including associated site office and vehicle parking at Knowle Industrial Estate, Knowle Lane, Fair Oak Hampshire. (Application No. S/16/78159) (Site ref: EA108)
<b>Reference:</b>	7797
<b>Report From:</b>	Head of Strategic Planning

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## 1. Executive Summary

- 1.1. The application was considered at [Regulatory Committee on 13 July 2016](#) (Item 7658) and was deferred to allow officers to seek additional information and undertakings from the applicant relating to the cessation of the use of the existing waste transfer station on the corner of Knowle and Mortimers Lane, a lorry routing agreement as well as further information on dust suppression, external lighting and site drainage proposals.
- 1.2. The proposed development is for an inert waste transfer and recycling facility, with a site office and parking for staff and Heavy Goods Vehicles (HGVs) overnight. It is proposed to process approximately 40,000 tonnes per annum of inert construction, demolition & excavation (CD&E) waste which would be sorted, processed, recycled and recovered. The initial planning application included the location of a cement silo. The applicant has informed the Minerals and Waste Planning Authority that it no longer intends to locate the silo on the site. It has therefore no longer part of the proposal which is being considered. The site is designated as countryside and is located on previously developed land within a small industrial estate.
- 1.3. The Waste Planning Authority has carried out the required screening process having regard to the procedure and guidance in the regulations and the proposed development is not an Environmental Impact Assessment (EIA) development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2011](#) as the site is not within an environmentally sensitive area and the development by nature of the type, scale and siting of the proposal is not likely to cause any significant environmental effects. The

decision as to whether a formal EIA is required is 'delegated' to the Director of Economy, Transport and Economy and is part of the Director's formal function and responsibility for directing and managing planning duties as set out within the Constitution (Part 2, Chapter 4).

1.4. A committee site visit took place on 27 May 2016.

1.5. The [July 2016 Officers Report](#) is set out in Appendix C, along with its associated appendices (including conditions, plans and reasons for the decision). The associated update report presented to the July committee is attached in Appendix D of this report. The content of these reports still stand.

1.6. This report provides an update to the both those documents, focusing only on the reasons for the deferment. This report covers the following areas where further information has been sought for clarification purposes, at the request of the committee:

- Section 106 (S106) legal agreement covering a lorry routing agreement and the site closure and relinquishment of certificate of lawful use of R & R operation;
- how dust will be managed in and out of building;
- how the drainage copes with flash wet weather, prolonged wet weather, and stops dust polluting the nearby Site of Interest for Nature Conservation (SINC); and
- how site will operate in hours of darkness, details of what lighting there will be on plant/building.

1.7. Since the meeting held on 13 July 2016, the applicant has agreed to enter into a S106 legal agreement for a lorry routing. A draft has been agreed and this is with the County Council's and applicant's solicitors to progress. The applicant has supplied [the following documents](#): an updated drainage scheme plan with summary, dust management and lighting schemes. Taking into account the earlier reports and in light of the additional information provided by the applicant and discussed in this report, the proposal is considered to be in accordance with the policies of the adopted [Hampshire Minerals and Waste Plan \(2013\)](#) and the [Eastleigh Borough Local Plan \(EBLP\) \(2006\)](#).

1.8. Therefore, it is recommended that planning permission should be granted subject to the conditions listed in integral Appendix B and the completion of S106 to secure a lorry routing agreement.

## 2. Section 106 (S106) legal agreement

2.1. The Waste Planning Authority was instructed to investigate the possibility of S106 legal agreements in relation to the following areas:

- a) a lorry routing agreement from the site; and
- b) the closure of the waste operation under the Certificate of Lawful Use (CLU) at the R & R site (planning permission [S/07/60421](#)) on the corner of Knowle Lane and Mortimers Lane if permission for this site were to be granted.

2.2. The applicant has supplied a draft S106 agreement for the lorry routing. The proposed route for this draft agreement follows agreed for the commercial development adjacent to the site (planning permission [F/10/66975](#)) which was granted by Eastleigh Borough Council. Vehicles would be required to turn right out of the application site onto Knowle Lane and then right or left on Mortimers Lane.

2.3. The possibility of a S106 agreement to require the cessation of waste operations under the CLU at the R & R ([S/07/60421](#)) site on the corner of Knowle Lane and Mortimers Lane has been investigated. However, an agreement is not possible as the applicant is not the owner of that site. Therefore a S106 is not legally possible. Further to this, the applicant has reiterated their position that such a requirement is not necessary, as the Local Highway Authority has no objection to both land uses operating simultaneously. In these circumstances, there are no planning grounds for requiring the use to cease.

## 3. Dust

3.1. [A Dust Management Plan](#) (DMP) has been supplied as requested by the Regulatory committee. This sets out how the potential dust will be managed through the site infrastructure and operating procedures that can be employed.

3.2. The DMP considers the following:

- potential sources of dust;
- and how site infrastructure and operating procedures can reduce the risk of dust being generated;
- how dust can be kept from reaching the local housing and sensitive ecological sites;
- overall site management; and
- ongoing monitoring methods.

3.2 The Environmental Health Officer has been consulted on this further information and provided the following comments: "if the site operates as stated within this plan we would not have any comments regarding dust management". The Waste Planning Authority shares the view that the controls proposed adequately control dust so that the amenity and environmental sensitivity of the local area are protected. On this basis, the [Dust Management Plan](#) is included as one of the plan and particulars associated with any permission granted and will be used to monitor this aspect of the permission. Therefore, the proposal meets the expectations of Policies 10 (Protecting public health, safety and amenity), 3 (Protection of habitats and species) and 13 (High-quality design of minerals and waste development) of the adopted [Hampshire Minerals and Waste Plan \(2013\)](#).

#### 4. Drainage

4.1. The applicant supplied a [drainage assessment](#) for the surface water drainage management within the site, paying particular regard to the ditch and impermeable surfacing, including the new building as part of the original submission (as summarised in Appendix G – Drainage Summary Plan (19/08/16)). Both the Environment Agency and the Lead Flood Authority did not object to the original application in relation to drainage. Following members concerns, [further plans](#) detailing the systems and locations of the drainage infrastructure have been supplied by the applicant (dated 19/08/2016).

4.2. The key features of the proposed drainage scheme are:

- All surface water on site will be captured before leaving the site in a controlled flow;
- A kerb stone edging surrounding the site will prevent surface water running directly off the site;
- All roof water will be taken into the drainage system via the down pipes;
- All surface water will be taken directly into the system via any one of the 19 gully drains which are located across the site;
- All Particles, Oils or Dirt will be removed by the drainage system (as when the surface water enters a gully any solids or dust that are mixed with the water sink to the bottom. The remaining silt and debris can then be pumped out or dug out and disposed of) leaving only clean water;

- A flow control device only allows the water to discharge from the system into the ditch at a maximum of 5 litres per second. This prevents flash flooding to the waterways; and
- An Attenuation tank with a capacity of 342M3 will hold water on site in times of heavy rain to prevent flash flooding.

4.3. The site's drainage system is summarised in the following table.

Table 1: Drainage system

<b>Step</b>	<b>What takes place</b>
Step 1:	Rainwater is caught on the roof of the buildings and transferred directly into the underground pipework through the guttering and downpipes. Surface water is caught by any one of the road gullies. When the surface water enters a gully any solids or dust that is mixed with the water sinks to the bottom. Water then can rise up and flow into the underground pipe work. The remaining silt and debris can then be pumped out or dug out and disposed of.
Step 2:	The water then runs through the underground pipework to the Attenuation Tank. The purpose of the tank is to provide a water storage facility so in times of heavy rain water does not back up and flow out of the gully drains. The size of the tank has been calculated in accordance with current Environment Agency guidelines and agreed by the Lead Flood Authority.
Step 3:	The water flows out of the attenuation tank and into a separator. This separates out any particles, or pollutants including oils and dust. As the water flows out of the attenuation tank and into the separator dust particles, oils and other pollutants are captured in a holding chamber. The chamber can hold M3 of material. When required the chamber is pumped out and the waste is disposed of. The unit also has an electrical alarm that will alert the operator if there are any problems.
Step 4:	Once the clean water leaves the separator it then passes through a flow control device or a hydro brake. The purpose of the system is to stop large amounts of water entering the ditch and causing flash flooding on the site or flooding down stream.
Step 5:	Finally the water enters the ditch which runs in a south easterly direction adjacent to the SINC. It then flows on into the various ditches and waterways within East Horton Golf Course.

- 4.4. In summary, the drainage system has been designed for a storm event of 1 in 100 years with an additional allowance of 30% for climate change. The scheme therefore meets the design standards required by the Environment Agency and the Local Authority. There will also be a kerb, a bank and vegetation between the site and watercourse, so any ponding water would be contained on the site prior to it being collected within the storm water system and discharged in a controlled manner, therefore even during intense storms there would be no uncontrolled run-off. In combination, the [Dust Management Plan](#) sets out how the site drainage system captures any dust contained in the surface water run-off in manhole sumps and gullies. These sumps would be regularly cleaned out (either by hand or by vacuum pump) to prevent silt accumulating in the system and reaching the attenuation tank.
- 4.5. The further information provided is considered to adequately meet the requirements of Policies 10 (Protecting public health, safety and amenity, 11 (Flood risk prevention) and 13 (High-quality design of minerals and waste development) of the adopted [Hampshire Minerals and Waste Plan \(2013\)](#).

## 5. Lighting

- 5.1. A [lighting assessment](#) has been supplied by the applicant (dated 18 August 2016) to confirm how the site will operate in hours of darkness. It includes the following provisions:
- All lights have zero upward light so will not contribute to skyglow and contain the lightspill to the site, with a slight exception on the southern boundary;
  - Lights on central building at 8 metres high in all directions, except for the southern end which will be mounted at 5 metres. This will allow for enough light for the safe circulation of the majority of the site;
  - Light falls short of the Site of Interest for Nature Conservation which lies 40 metres from the eastern boundary of the site;
  - Lights on site office at 6 metres high will illuminate entrance and weighbridge;
  - Aggregate bays 10-16 will be illuminated by 2 floodlights mounted at 6 metres high; and
  - A single light mounted at 6 metres will be placed in the lorry parking area on the northern boundary for security lighting only.
- 5.2. The County Ecologist raised concerns about the initial scheme indicating that they could not be sure that the lighting proposals have addressed the

recommendations of the ecological report satisfactorily in relation to a sensitive lighting plan to avoid the lighting of site boundary vegetation.

- 5.3. A [revised lighting scheme](#) was requested by the applicant and this was submitted (dated 18 August 2016) and subject to reconsultation with the County Ecologist. The County Ecologist considered that the revised scheme will reduce spill into the adjacent habitats, particularly the tree line along the site's northern boundary. Also, that lighting will be controlled with movement sensors and realistically only on during the autumn/winter. These amendments adequately addressed the lighting issue to ensure that the amenity and environmental sensitivity of the local area are protected. Therefore, the proposal is considered to meet the requirements of Policies 10 (Protecting public health, safety and amenity, 3 (Protection of habitats and species) and 13 (High-quality design of minerals and waste development) of the adopted [Hampshire Minerals and Waste Plan \(2013\)](#).

## **6. Representations**

- 6.1. Hampshire County Council's [Statement of Community Involvement \(2014\)](#) (SCI) sets out the adopted procedure and publicity requirements associated with determining planning applications.
- 6.2. In complying with the requirements of the SCI in relation to this proposal, HCC:
- Published a notice of the application in the [Hampshire Independent](#);
  - Placed notices of the application at the application site;
  - Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
  - Notified by letter all residential properties within 100 metres of the boundary of the site and selected additional residences near the access and to the west of the site boundary.
- 6.3. Additional and revised information was submitted by the applicant on 23 June 2016 which was passed to statutory consultees for review and publicised.
- 6.4. There have been no further representations received in relation to this application since 13 July 2016.

## 7. Amendment to conditions

- 7.1. The conditions attached to this report have been amended to reflect those changes detailed in the July update report and refer to the additional information supplied.

## 8. Summary

- 8.1. Following the submission of a new S106 agreement for lorry routing and after consideration of the additional information on dust, drainage and lighting, the Waste Planning Authority believe that the development contributes to the delivery of the [Hampshire Minerals and Waste Plan \(2013\)](#) (HMWP), providing capacity for the recycling and recovery of recycled and secondary aggregate/construction, demolition and excavation wastes (Policies 18, 27 and 30). It is considered that the proposal would be in accordance with the relevant policies of the adopted [Hampshire Minerals and Waste Plan \(2013\)](#) (Policies 3, 5, 10, 11, 12, 13, 29) and [Eastleigh Borough Local Plan \(EBLP\) \(2006\)](#) (Policy 1.CO). Whilst technically in the countryside (Policy 5 and Policies 1.CO (Protection of the Countryside) and 17.CO (Established Employment Sites Outside the Urban Edge) , the development sits within previously developed land (Policy 29) in this case land with an existing lawful commercial use. The proposal It provides a sustainable waste management solution with a useable end product that diverts waste from landfill and reduces the reliance on primary aggregates (Policy 25).The proposal is not considered to be visually intrusive due to the neighbouring buildings, natural screening and proposed landscaping (Policies 5, 10 and 13). The proposal will not give rise to significant adverse amenity impacts as the odour, noise, lighting and dust levels will be acceptable (Policy 10) and mitigated by taking place within the building and regulated where necessary through Environmental Permitting. The nature of the development would not give rise to an adverse impact on the protected species or local ecological designations (Policy 3). The proposal is acceptable in highway terms of the capacity of the immediate junctions and roads (Policy 12) with access to the Strategic Road Network and control through the S106 agreement. There is no significant flood risk or surface water increase as a result of the proposal (Policy 11). Taking all of this into account, the proposal is considered to constitute a sustainable waste development.

## 9. Recommendations

- 1) That the Head of Law and Governance be authorised to draw up a Section 106 Agreement to secure a lorry routing agreement; and
- 2) Provided that by no later than 31 December 2016 all parties enter into the Section 106 Agreement with the County Council, that authority be delegated to the Director of Economy, Transport and Environment to GRANT permission subject to the conditions listed in integral appendix B;
- 3) In event that the Section 106 Agreement is not completed by 31 December 2016, then the Director of Economy, Transport and Environment be authorised to refuse planning permission for that reason.

### Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C – July 2016 Regulatory Committee Report

Appendix D – Excerpt from July 2016 Regulatory Committee Update Report

Appendix E – Location Plan

Appendix F – Layout Plan

Appendix G – Drainage Summary Plan (19/08/16)

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?AppNo=S/16/78159>

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

<b>Hampshire safer and more secure for all:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>OR</b>	
<b>This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:</b>	
The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.	

**Section 100 D - Local Government Act 1972 - background documents**

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

Document

Planning application

Location

EII Court West

The Castle

Winchester

Hampshire

SO23 8UD

<https://planning.hants.gov.uk/ApplicationDetails.aspx?AppNo=S/16/78159>

## 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.

### Tonnage

2. There shall be no more than 40,000 tonnes per year of inert waste delivered to the site. A record of all tonnage entering and exiting 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 in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

### Hours of Working

3. No vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0730-1800 Monday to Friday and 0800-1300 Saturday. There shall be no working on Sundays or recognised Public Holidays.

Reason: In the interests of local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

### Materials

4. Prior to the commencement of development, samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings and fencing shall be submitted to and approved by the Waste Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a high quality development in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

5. Prior to commencement of the development, samples and/or details of the materials and finishes and construction method to be used for the walls of the proposed stockpile bays (as shown on LAY/01 Rev C) shall be submitted to and approved by the Waste Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To prevent pollution of the water environment and protect local amenity in accordance with Policies 3 (Protection of Habitats and Species), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

### **Environmental Management**

6. 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 in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

7. All stockpiles of waste material shall be no more than 3 metres in height.

Reason: To prevent pollution of the water environment and protect local amenity in accordance with Policies 3 (Protection of Habitats and Species), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

8. Prior to the commencement of development, an Environmental Management Scheme for the control of noise 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 in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

9. Prior to the commencement of development, details of the materials, finishes and location of the proposed acoustic fence (with a minimum surface density of 12 kg/m<sup>2</sup>) at the south west boundary, as shown on Figure 2, Rev A of the Noise Assessment (02/10/15), shall be submitted to and approved by the Waste Planning Authority. The acoustic fence shall be implemented in accordance with the approved details prior to

development commencing and be retained for the duration of the development.

Reason: To ensure that the acoustic fence can be accommodated and prevent noise disturbance to the residents of the nearest houses in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

10. Only vehicles, plant and machinery maintained in accordance with the manufacturers' specifications and fitted with effective silencers shall be permitted to operate within the site.

Reason: To minimise noise disturbance from operations at the site in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

11. There shall be no concurrent working of the screener and crusher.

Reason: To prevent noise disturbance to the residents of the nearest houses in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

12. All processing (working of the screener and crusher) shall take place within the approved building, as detailed on drawing LAY/01 rev C.

Reason: To reduce noise disturbance to the residents of the nearest houses in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

13. No work shall commence on site until the following has been submitted to, and approved in writing by the Waste Planning Authority:

- a) A Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance and as set out in Contaminated Land Report Nos. 11, CLR11, and BS 10175:2011+A1:2013 Investigation of potentially contaminated sites - Code of Practice;
- b) A Report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS 10175:2011+A1:2013, and BS 8576:2013; and
- c) A detailed site specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance a and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To prevent pollution in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

14. The development hereby permitted shall not be occupied / brought into use until there has been submitted to the Waste Planning Authority verification by the competent person approved under the provisions of condition 13(c) that any remediation scheme required and approved under the provisions of condition 13(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the Waste Planning Authority in advance of implementation).

Such verification shall comply with the guidance contained in CLR11 and EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. The report should comprise:

- a) A description of the site and its background, and summary of relevant site information;
- b) A description of the remediation objectives and remedial works carried out;
- c) Verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc; and
- d) Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 13(c).

Reason: To prevent pollution in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

## **Lighting**

15. The approved lighting layout (detailed in Lighting Assessment RevB (Revised 18 August 2016) shall be constructed prior to development commencing and retained for the duration of the development.

Reason: In the interests of visual highway safety in accordance with Policies 3 (Protection of habitats and species) 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

## Nature Conservation

16. The approved drainage layout (drawing Drainage GA Plan (320961-100P2) (19 August 2016 and drawing 320961-101) shall be constructed prior to development commencing and retained for the duration of the development.

Reason: In order to ensure no changes to the quality or quantity of water entering the nearby SINC in accordance with Policies 3 (Protection of habitats and species), 10 (Protection of public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals & Waste Plan (2013).

17. Mitigation measures as set out in sections 5.20, 5.31, 5.36, 5.42 and 5.43 of the Ecological Appraisal (dated October 2015, Report Reference EDP926\_07b) shall be implemented as approved and retained for the duration of the development.

Reason: In order to ensure no changes to the quality or quantity of water entering the nearby Site of Importance for Nature Conservation in accordance with Policies 3 (Protection of habitats and species), 10 (Protection of public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals & Waste Plan (2013).

## Landscape

18. Within 12 months of development commencing the landscaping shall be implemented in accordance with the approved scheme illustrated on drawing LA09 D (dated July 2015). 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 Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

## Highways

19. For the duration of the development hereby permitted all Heavy Goods Vehicles (vehicles over 3.5 tonne un-laden) shall turn left into the site, and turn right out of the site onto Knowle Lane.

Reason: In the interests of highway safety in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

20. Heavy Goods Vehicles (vehicles over 3.5 tonne un-laden) movements to and from the site shall be restricted to 100 per day (50 in and 50 out). A daily record of all vehicles entering and leaving the site, including CCTV footage, shall be kept at the site for a period of one month and made available to the Waste Planning Authority on request. All CCTV footage shall be kept for a period of one month and made available to the Waste Planning Authority on request.

Reason: To limit the volumes of traffic in the interests of the amenity of residents on and near the approaches to the site in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

21. 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. No vehicle shall leave the site unless it has been cleaned sufficiently to prevent mud and spoil being carried on to the public highway. In the event that mud and spoil from vehicles leaving the site are deposited on the public highway, measures shall be taken to clean the highway. In any event at the end of each working day the highway shall be cleaned to the satisfaction of the Waste Planning Authority.

Reason: In the interests of highway safety in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

22. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Waste Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

23. No development hereby permitted shall commence until a Car Park Management Plan, to include details of provision to be made on site for staff and Heavy Goods Vehicle parking has been submitted to and approved in writing by the Waste Planning Authority and shall be retained throughout the duration of the development.

Reason: In the interests of highway safety in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

### Plans and particulars

24. The development hereby permitted shall be carried out in accordance with the follow approved plans: **PLA/01 Rev A, LAY/01 Rev C, ELE/01, ELE/02, P.063/2 Rev A, P.063/3, LA09 Rev D, Drainage GA Plan (320961-100P2) (19 August 2016), 320961-101, Figure 2, Rev A (of Noise Assessment), Ecological Appraisal (dated October 2015, Report Reference EDP926\_07b), Summary Drainage GA Plan, Dust Management Plan (11 August 2016).**

Reason: For the avoidance of doubt and in the interests of proper planning.

### Note to Applicants

1. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.
2. For the purposes of matters relating to this decision Heavy Goods Vehicles (HGVs) are defined as vehicles over 3.5 tonne un-laden).