

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	22 March 2011
Title:	Variation of Conditions 3 (Site Layout) and 7 (Fencing) of planning permission 08/00806/HCC at Waste Transfer and Recycling Facility, Lynchford Lane, Farnborough, Hampshire GU14 6JA (Application No: 10/00860/HCC) (Site Ref: RM033)
Reference:	2754
Report From:	Head of Planning and Development

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1. Executive Summary

- 1.1. This report considers an application for the variation of condition 3 (site layout) and 7 (fencing) of planning permission 08/00806/HCC at a Waste Transfer and Recycling Facility, Lynchford Lane. The proposals seek to move the approved office building, adjust the location of the access gates, move the approved fence line and reduce the acoustic fencing by four metres, and change the location of the weighbridges.
- 1.2. The main issues for consideration are whether noise and dust from site operations would be increased by the change to the acoustic fence and gates, whether moving the office building slightly closer to boundary would increase visual intrusion and light pollution for nearest houses.
- 1.3. It is considered that the proposal would be in accordance with the development plan and would not materially harm the character of the area (DC3), would not significantly impact on the amenity of local residents (DC8) and would not be considered to cause any issues of highway safety (DC6) therefore approval of the application is recommended, subject to conditions and a deed of variation to carry forward the existing legal agreement.

2. Site and proposal

- 2.1. The site, as shown on the attached plan, extends across a total area of 0.54 hectares (0.44 hectares of land within Hampshire and 0.1 hectares within Surrey). The site is directly bordered to the east by a partly-canalised section of the River Blackwater. To the west of the site are two semi-

detached cottages, Nos. 1 and 2 Lynchford Lane. To the rear of the cottage gardens is an operational concrete batching plant run by Tarmac. The site is accessed along a private road owned by National Grid which runs along the west of the site and the east of the cottages. This road serves the cottages, concrete batching plant, steel company and other businesses. The private track links to an industrial estate road, which provides direct access to a roundabout off the A331 and the B3165.

- 2.2. Planning permission for the waste recycling and transfer facility (08/00806/HCC) was granted by the County Council on 12 January 2009, following completion of a legal agreement securing a highway contribution. The development is currently being implemented and construction along the river bank to enable ecological enhancement has already taken place in accordance with the approved scheme.
- 2.3. The approved waste transfer and recycling facility has a proposed maximum throughput of 300,000 tonnes of waste a year. This would result in an average of 228 movements per day (115 in and 115 out) across an 11 hour day, consequently 21 movements per hour. The approved site layout locates a small biomass plant in the north-west of the site, a waste transfer building, a two-storey office building and two weighbridges with an associated weighbridge office.
- 2.4. The proposal seeks to move the approved office building, situated in the southern section of the site, to the west of its original position by approximately 3.5 metres. The requirement to move the building is a result of the National Grid stipulating a 6 metre stand off from the overhead cables and Thames Water stipulating a 3 metre stand off from the storm-water sewers which run beneath the site to the north of the office location. The proposed office building would have the middle and northern first floor windows will have a limited opening distance and will be opaque in finish.
- 2.5. As a result of the need to relocate the office building, it is necessary to move part of the approved fence line which forms the western boundary of the site. It is proposed that approximately 12 metres of the fence line to the south of the access gate would be rotated a maximum of 4 metres to the west to enable two large articulated HGVs to pass acceptably on the access track. As a consequence the location of the access gates would be also be slightly adjusted. This would result in the reduction of the approved acoustic fencing to the north of the gates by approximately four metres.
- 2.6. To increase manoeuvrability within the site, alterations to the specification for the weighbridges are proposed which removes the need for the weighbridge office. The 'electronic' weighbridges are proposed to be relocated slightly towards the centre of the site.
- 2.7. An acoustic assessment has been undertaken and submitted as part of the proposal. The assessment states that there will be an increase of 1dBA due to the removal of 4 metres of acoustic fencing, with overall calculations indicating that the noise level from the operation will be more than 5dBA

lower than the average LA90 sound pressure level at all times and therefore the operation with the modified acoustic barrier fence will comply with condition 23 of planning permission 08/00806/HCC. Confirmation has been received stating that the increase in 1dBA daytime noise level will be negligible and a 1dBA increase is not perceptible. The assessment has applied the BS 4142 and 4145 standards.

3. Planning History

3.1. Planning permission for the waste recycling and transfer facility (08/00806/HCC) was granted by the County Council on 12 January 2009, following completion of a legal agreement securing a highway contribution. Prior to approval of the site for a waste use the site was disused industrial land. The main issues raised when considering the previous application were:

- (i) compliance with Development Plan;
- (ii) flood risk zone;
- (iii) traffic impact and highway safety;
- (iv) land contamination; and
- (v) biodiversity.

3.2. A non-material amendment (NMA/2011/0004) was approved on 3 February 2011. The application sought the reduction in size of the approved office building from 12 metres x 10 metres to 10 metres x 10 metres, remaining at the same height, and the relocation of the weighbridges and loss of weighbridge office to match that being considered in this report.

4. Development plan

4.1. The relevant Development Plan document is the Hampshire Minerals and Waste Core Strategy (2007). The appropriate policies for consideration are DC3 (Impact on Landscape and Townscape), DC6 (Highways), DC8 (Pollution, Health, Quality of Life and Amenity), DC13 (Waste Management and Recycling); and DC22 (Additional Plant, Buildings and Minor Development).

5. Consultations

5.1. The **local Member, Councillor Wall**, is aware of the planning application.

5.2. **Environmental Health - Rushmoor Borough Council** raises no objection to the proposal. Environmental Health is of the opinion that an additional 1dB during the daytime is not going to cause a noticeable difference. A reduction in the acoustic fence by four metres should not cause a disturbance to residents.

5.3. **Environment Agency** raises no objection to the proposal.

5.4. **Rushmoor Borough Council** raises no objection to the proposal.

5.5. **Highways Authority** raises no objection to the proposal. The Authority is satisfied that there is sufficient space for two articulated HGV vehicles to pass safely at the entrance and therefore it is not considered that the proposed access arrangement will have a detrimental effect on the existing highways or on highway safety.

6. Representations

6.1. One letter of objection has been received with a request to make a deputation on behalf of the two nearby cottages and the steel company near the site. The grounds for objection can be summarised as:

- (i) Noise impact to nearby residents– due to the loss of four metres of acoustic fencing - the details of which were approved through discharge of planning condition on the existing permission, and the movement of the western fence line closer to residential properties. There is an ‘increasing extent’ of the ‘Bad Neighbour Use’.
- (ii) Visual intrusion – the relocation of the office building will be more visually intrusive than the approved office building and the lighting in the office building during the winter months will impact upon the residents amenity.
- (iii) Dust and pollution – due to the alterations in the access arrangements at the site and the increase in the width of the gate there will be the increased potential for dust and pollution to impact directly upon neighbouring residents.

7. Commentary

7.1. The principle of the development proposed is in accordance with Policy as it relates to minor changes to re-alignment of an approved office building, weighbridges and fence line associated with a waste transfer and recycling facility that already has permission but is yet to be fully implemented. The main issues are whether the proposed changes would have an adverse affect on nearby local residents and businesses by way of noise, dust, privacy or visual intrusion as raised in the representation.

7.2. The applicant has submitted a noise report which has been fully assessed by the Environmental Health Officer together with the other application documents, and no objections have been raised on the basis that it is considered there would no noticeable difference to the noise or dust level to the occupiers of the residential properties by the proposed changes.

- 7.3. The loss of four metres of acoustic fencing, which is to the north of the site access where the adjacent steel company buildings are between the houses and the site, is not likely to have a significant negative impact on the amenity of local residents or businesses. It is also relevant that the access has increased in width from 8 to 10 metres through the proposed loss of the four metre fencing which it is considered, together with the weighbridges being moved eastwards into the site, would also be slightly further from the houses and vehicles would be spending less time on the weighbridges as they are automated.
- 7.4. The County Council has already approved details for the permitted office block whereby the windows on the western elevation will be top-hinged and can only open a maximum of six inches (150 centimetres) at the window base. It has also been agreed in writing that these office windows would be opaque glass. It is therefore considered, on balance, that there would be no intrusion of privacy caused to nearby residents by the proposed office block. It is also considered that there would be no visual intrusion to the properties or the character of the area by moving the building slightly closer, as this is an industrial estate and Members considered all these issues at the time the existing permission was determined. On balance, whilst acknowledging that visual issues are a matter of judgement, it is considered that the proposed location of the office block will not be any more visually intrusive than the previously approved building location.
- 7.5. On balance, taking into account the existing permission, it is considered that the proposed alterations would not significantly increase the noise, dust and pollution levels nor, taking into account mitigation, impact upon the privacy of residents.
- 7.6. To conclude it is recommended that permission be approved subject to all conditions on the previous permission being carried forward by this permission and amended accordingly to reflect the proposed changes, and subject to a deed of variation to ensure that the requirement for a financial contribution be carried forward and linked to this new permission.

8. Recommendation

- 8.1. That, subject to a deed of variation of the existing legal agreement, permission for Variation of Conditions 3 (Site Layout) and 7 (Fencing) of planning permission 08/00806/HCC at Waste Transfer and Recycling Facility, Lynchford Lane, Farnborough, Hampshire GU14 6JA (Application No: 10/00860/HCC) be granted subject to the conditions listed in integral Appendix B.

Links to the Corporate Strategy

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

Other Significant Links

Links to previous Member decisions:		
<u>Title</u> Waste transfer and recycling facility at Lynchford Lane, Farnborough	<u>Reference</u> 08/00806/ HCC (RM033)	<u>Date</u> 29 July 2009
Direct links to specific legislation or Government Directives		
<u>Title</u> Waste Strategy for England 2007 (Waste Strategy 2007) sets out the national strategy for waste management including for construction and demolition (C&D waste) waste http://www.defra.gov.uk/ENVIRONMENT/waste/strategy/strategy07/pdf/waste07-strategy.pdf PPS 10 – Planning for Sustainable Waste Management http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/mineralsandwaste/wastemanagement/pps10/		<u>Date</u> 2007

Section 100 D - Local Government Act 1972 - background documents

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

<u>Document</u>	<u>Location</u>
Variation of Conditions 3 (Site Layout) and 7 (Fencing) of planning permission 08/00806/HCC at Waste Transfer and Recycling Facility, Lynchford Lane, Farnborough, Hampshire GU14 6JA (Application No: 10/00860/HCC) (Site Ref: RM033)	Planning and Development Environment Department QE II West The Castle Winchester

CONDITIONS

Commencement

1. The development hereby permitted shall be begun before the expiration of twelve months from the date of this permission.

Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

Working Programme

2. The development shall be carried out in accordance with the Construction Scheme and Appendices A) Dust Action Plan and B) Site Waste Management Plan as submitted to the Waste Planning Authority by letter on 1 July 2010 and approved on 4 November 2010. The construction shall be implemented in accordance with the approved scheme and plans.

Reason: To enable the Waste Planning Authority to adequately control the development and to minimise its impact on the amenities of the local area.

Site layout and surfacing details

3. The site shall be set out in accordance with drawing no. ECO/AO41936-3/PLA/12 (4 February 2011) and the parking/turning areas shall be used and retained exclusively for their designated use at all times.

Reason: To ensure the efficient and safe operation of the site and in the interests of local amenities.

4. The site shall be surfaced in accordance with the surfacing details submitted by letter on 1 July 2010 and approved on 4 November 2010. The surfacing shall be maintained in a good state of repair and there shall be no change to the surfacing materials unless they have been agreed in writing in advance with the Waste Planning Authority.

Reason: To retain planning control over the development and in the interests of safeguarding the environment and local amenity.

Buildings, fencing and gates

5. The waste building shall be constructed and coloured in accordance with the applicant's letter of 1 April 2010 and in accordance with plan no. ECO/AO41936-2/PLA/05A (20 March 2009) and the office building in accordance with approved drawing no. ECO/AO41936-2/PLA/07B (20 March 2009) approved on 4 November 2010. The windows on the western elevation of the two storey office building shall be made of high density opaque glass and windows shall be top hinged with a bottom opening no greater than 150mm (6"). There shall be no replacement, or changes to the materials or colours used externally on the buildings

unless they have been agreed in writing in advance with the Waste Planning Authority.

Reason: In the interests of safeguarding the environment and local amenity.

6. Fencing and gates around the boundary of the site shall be erected in accordance with plan ECO/A041936-3/PLA/10, to the specifications approved on 4 November 2010. The fencing shall be erected prior to the commissioning for use of the waste transfer building and the development shall be carried out strictly in accordance with the approved details. There shall be no replacement, or changes to the fencing or gates unless they have been agreed in writing in advance with the Waste Planning Authority.

Reason: To retain planning control over the development and in the interests of safeguarding the environment and local amenity.

Hours of Working

7. Works relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours on Saturday. There shall be no piling on Saturdays, and no construction works undertaken on Sundays or bank, public or national holidays, unless otherwise agreed in writing by the Waste Planning Authority.

Reason: To protect the amenities of nearby properties during the construction period.

8. Unless otherwise agreed in writing beforehand by the Waste Planning Authority no heavy goods vehicles shall enter or leave the site, no external lights shall be illuminated and no plant (with the exception of the biomass plant) or machinery shall be operated, except between the following hours: 0700-1800 Monday to Friday and 0730-1300 Saturday. There shall be no working on Sundays or recognised public holidays. The biomass plant will be operate by way of unmanned automatic transmission 24 hours a day seven days a week.

Reason: In the interests of local amenity.

Landscape

9. The Biodiversity and Landscape Management Scheme and planting scheme submitted on 1 April 2010 and approved on 4 November 2010 shall be implemented as approved and in accordance with the applicant's letter of 1 April 2010 . 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: To conserve and enhance the natural features and landscape character of the area.

Protection of Water Environment

- 10.** No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

Reason: To prevent pollution of the water environment.

- 11.** 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.

- 12.** Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To prevent pollution of the water environment.

- 13.** No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system. Appropriate measures should be taken during construction to protect groundwater.

Reason: To prevent pollution of the water environment.

- 14.** The drainage and disposal of surface water shall be implemented in accordance with the approved scheme, the applicant's letter of 26 June 2009 and the Drainage System Plan No. ECO/AO41936-2/PLA/18 (17 June 2009).

Reason: To protect the water environment.

- 15.** No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Waste Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. Appropriate measures should be taken during construction to protect groundwater.

Reason: Made Ground is present across the site. It is necessary to ensure that no surface water is able to infiltrate into the ground as this

has the potential to re-mobilise contaminants within the Made Ground/in-fill material that could then migrate to the nearby River Blackwater. Appropriate measures should be taken during construction to protect groundwater.

Noise, Dust and Odour

- 16.** Sufficient space shall be maintained around the biomass plant so that free airflow is maintained and skips, other items or materials, at no time shall be placed or stored so as to prevent access to the plant during normal operational use or in an emergency situation.

Reason: To ensure free airflow around the biomass plant is maintained for operational efficiency and to ensure vehicular access to the plant for emergency and maintenance purposes is possible at all times of the day and night seven days a week.

- 17.** That part of the site access road on Lynchford Lane directly in the vicinity of the site access gates and the two residential cottages opposite the site access gates, shall be regularly brushed and kept damp in dry weather to minimise dust.

Reason: In the interests of local amenities.

- 18.** All lorries entering and exiting the site carrying waste or recovered/recyclable material shall be fully sheeted.

Reason: In the interests of local amenities by preventing spillage of material onto Lynchford Lane and the public highway.

- 19.** All practical measures shall be taken, including (prior to commissioning use of the waste building) implementation of the automated internal dust suppression system within the waste building, and across all outside areas within the site, to ensure no dust nuisance is caused to nearby businesses, their on site-employees and nearby residential properties and their occupiers. These measures shall be implemented for the duration of the development. measures shall also be undertaken during construction of the development to ensure no dust nuisance is caused to the same nearby businesses and residents. Additional measures as outlined in the applicants letter of 20 March 2009 relating to dust suppression shall also be implemented as part of the dust control strategy for the site.

Reason: In the interests of local amenities.

- 20.** Measures to control odour and pests submitted on 21 May 2010 reference: SA/A041936/HCC-3 and approved on 4 November 2010 shall be implemented as approved prior to the commissioning of waste operations at the site.

Reason: In the interests of local amenities.

21. Sound levels from the operation of the biomass generator and other operations on site, including construction of the development, will not exceed 5dB below the ambient background noise levels at the boundary of the neighbouring residential properties as identified in Table 4 of the noise assessment report approved as part of this application.

Reason: To prevent adverse noise impact to neighbouring residential properties.

22. Night-time sound levels from the operation of the biomass generator shall not exceed 5dB below the ambient background night time noise levels at the boundary of the neighbouring residential properties, as identified in Table 4 of the noise assessment report approved as part of this application.

Reason: In the interests of local amenities.

23. Other than vehicles involved in delivering waste and exporting waste/recovered/recyclable materials, all vehicles and mobile plant involved in the handling of waste or product operating at the site external to the waste transfer building must be fitted with, and use, a white noise type vehicle reversing alarm or switchable system and all vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification at all times, and shall be fitted with and use effective silencers.

Reason: In the interests of local amenities.

Lighting

24. Prior to waste operations being commissioned at the site a lighting scheme shall be submitted to and approved by the Waste Planning Authority in writing and thereafter implemented in accordance with such approval prior to waste operations being commissioned at the site. The scheme shall include details of: all external lighting, including floodlighting, safety and security lighting; illumination from within the biomass plant and waste building; and measures to prevent light pollution. No floodlighting or any form of external lighting, including security lighting other than that explicitly approved under this condition, shall be installed on the site without the prior written approval of the Waste Planning Authority. Shields and appropriate fittings are to be used to prevent light from the site affecting neighbouring residents and businesses and the nearby railway line

Reason: In the interests of local amenities and to avoid strong light being directed at oncoming trains.

Highways

25. Prior to waste operations being commissioned at the site the access arrangements as shown on approved drawing ECO/A041936-3/PLA/12 dated 4 February 2011 shall have been provided and thereafter retained and maintained at all times, and there shall be no replacement, or changes to the access arrangements unless they have been agreed in writing in advance with the Waste Planning Authority.

Reason: In the interests of local amenities.

26. No more than 230 heavy goods vehicles ('HGV') two way movements (115 in and 115 out) shall take place in any one day. A log of HGVs entering and exiting the site shall be kept up to date at all times and shall be provided to the Waste Planning Authority upon request.

Reason: To restrict the level of traffic impact on Lynchford Lane.

27. Prior to waste operations being commissioned at the site measures shall be provided and used to wash the wheels of lorries entering the site to ensure no mud is deposited on surfaces within the site or carried around the site from the unmade up privately owned section of Lynchford Lane, nor carried from the site onto Lynchford Lane.

Reason: In the interests of highway safety.

Restriction of Permitted Development Rights

28. Notwithstanding the provisions of Parts 4, 8 and 25 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order):
- (i) fixed plant or machinery, buildings, structures and erections or private ways shall not be erected, extended, installed or replaced at the site without the prior agreement of the Waste Planning Authority in writing;
 - (ii) no telecommunications antenna shall be installed or erected without the prior agreement of the Waste Planning Authority in writing.

Reason: To protect the amenities of the area.

Storage limitations

29. There shall be no unloading, loading, processing or storage of imported waste materials or recovered materials/recyclate/product except within the confines of the waste building hereby permitted.

Reason: In the interests of local amenities.

30. No concrete, hardcore, asphalt/tarmacadam recovered from the recycling operation shall be crushed on site.

Reason: In the interests of local amenities.

31. Skips shall only be stacked in the locations shown on the final layout submitted pursuant to Condition 3 above and to a height no greater than 3.5 metres above approved ground level unless otherwise agreed beforehand in writing by the Waste Planning Authority.

Reason: In the interests of local amenities.

32. Only commercial, industrial and construction wastes (typically wood, green waste, cardboard, hardcore, metals and plastics as described in the application documents) shall be imported onto the application site for handling within the waste facility hereby permitted. No putrescible food wastes shall be imported to the site. Any non-conforming waste imported to the site, including any that arrives as part of loads, shall be removed from the site and taken to a suitably authorised waste facility.

Reason: In the interests of local amenities.

Ground/Land Contamination

33. The Ground Condition Assessment Report (A041936-3) dated January 2010 and Addendum to Ground Condition Assessment as approved on 4 November 2010 shall be implemented as approved.

Reason: To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.

34. In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Waste Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Waste Planning Authority before the measures are implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Waste Planning Authority.

Reason: To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.

- 35.** A monitoring and maintenance scheme to include monitoring the long term effectiveness of the proposed remediation over a period of at least six months at quarterly intervals, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Waste Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Waste Planning Authority.

Reason: To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.

- 36.** Planting of suitable marginal and aquatic species within the bank enhancement scheme should be undertaken.

Reason: To enhance the ecological value of the river banks.

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

Hampshire Minerals and Waste Core Strategy (Adopted 2007)

Policy 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.

Policy DC 6 – 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 DC 8 – 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 DC13 - Waste Management and Recycling (including Aggregate Recycling Facilities)

Waste management developments (excluding landfill) will be permitted provided that the site:

- a. Is identified as a site, or within an area suitable for waste management uses, in the Hampshire Waste Management Plan or Minerals Plans, or
- b. Re-uses/redevelops previously developed land and/or redundant agricultural and forestry buildings (including their curtilages), or
- c. Is within a planned area of large-scale development, or
- d. Is on employment land, preferably co-located with complementary activities, and
- e. Has good access to, the minerals and waste lorry route as shown on the Key Diagram, and where possible, the site enables the use of water-borne and rail freight, and
- f. In the case of recovery and treatment sites, incoming waste shall be subject to pre-treatment, either on or off site to maximise the potential for recycling, and where technically possible, energy will be generated and used and the by-products, including heat, will be reused or recycled, and
- g. In the case of sites providing public access, the site shall be accessible for use by disabled people.

Policy DC22 - Additional Plant, Buildings and Minor Development

Additional plant, buildings and minor developments at active minerals and waste sites, or the exploration of minerals (except oil and gas), will be permitted provided, where appropriate, they do not extend the timescale for completion of the development, they are ancillary to the operation of the site or they provide for the co-location of complementary minerals and waste activities.