

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	28 September 2011
Title:	Extension to sand and gravel workings at Mortimer Quarry into land known as Benyon's Inclosure, with restoration to commercial forestry & biodiversity, a temporary conveyor gantry crossing of Welshman's Road, retention of existing quarry plant site & associated development including construction of additional site lagoons with restoration to commercial forestry & biodiversity at Mortimer Quarry, Mortimer West End, Basingstoke. (Application No: BDB/73759)(Site Ref: BA060)
Reference:	3279
Report From:	Head of County Planning

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1. Executive Summary

1.1. This report considers an application for a southern extension to the existing sand and gravel workings at Mortimer Quarry into land known as Benyon's Inclosure (with restoration to commercial forestry, a new footpath, and biodiversity), a temporary conveyor gantry crossing of Welshman's Road, retention of existing quarry plant site and associated development including completion of sand and gravel extraction from the eastern extension and construction of additional silt lagoons with restoration to commercial forestry, a new bridleway and biodiversity, off Welshman's Road, Mortimer West End.

1.2. In summary, the application seeks:

- extraction over 12 years of 2 million tonnes of sand and gravel in the Southern Extension (Benyon's Inclosure);
- 200,000 tonnes of mineral would be extracted per annum;
- mineral would be processed at the existing plant site at Mortimer quarry and would be conveyed over Welshman's Road from Benyons Inclosure via an overhead gantry;

- extensions of time for the existing site and its associated eastern extension area with associated variations to the existing restoration schemes;
- construction of additional silt lagoons; and
- final restoration to amenity (including a new footpath to be dedicated at Benyon's Inclosure and a new bridleway along the western edge of the Mortimer Quarry eastern extension area), commercial forestry and nature conservation.

1.3 The following key issues are raised by the application:

- need for the mineral;
- compliance with policy;
- impact on local amenities - noise, dust and lighting;
- impact of lorry traffic;
- impact of users on the rights of way;
- landscape impact;
- ecological impact;
- hydrological impacts; and
- pollution impacts.

1.4 The development is an EIA development and an Environmental Statement has been submitted with the application. The Environmental Statement considers that, subject to appropriate mitigation, there would be no significant impacts created by the development.

1.5 Mortimer West End Parish Council, Silchester Parish Council, Basingstoke and Deane Borough Council, Stratfield Mortimer Parish Council, Aldermaston Parish Council, and the Pinelands Residents Association object to the application based on the key issues outlined in Paragraph 1.3 above.

1.6 Environmental Health, Environment Agency, Rights of Way manager, raise no objections subject to conditions.

1.7 It is considered that the proposal, subject to proposed mitigation secured through a legal agreement, conditions and approved documentation, would be in accordance with the development plan (summary attached) as it provides a contribution towards national and local mineral supply (MPS 1; HMWCS DPD 2007 –policies S8; DC15), is a sustainable form of development (DC1, S1) and that the impacts of the development on landscape(DC3), amenity of the local residents and users of the local statutory footpath and bridleway network (DC8) would be satisfactory, there would be no significant health or pollution impacts generated by the development or its restoration (DC8), it would cause no significant archaeological (DC4) or biodiversity impacts (DC2, DC7), nor would it have any adverse impacts on public safety due to the proximity of Aldermaston safeguarding zones (DC9), there would be no significant impacts to hydrology, hydrogeology or flood risk (DC11), the development would provide

for a sustainable after use and it would be acceptable in terms of highway safety and convenience (DC6).

- 1.8 It is recommended that subject to a legal agreement for nature conservation management; maintenance of the Welshman's Road and securing two new footpaths across the site, planning permission for extension to sand and gravel workings at Mortimer Quarry into land known as Benyon's Inclosure be granted subject to conditions.

2. The Site, Planning History and Constraints

- 2.1 The site subject to the application, as shown on the attached plan, lies to the north and south of Welshman's Road, near Mortimer West End, near Basingstoke, close to the county boundary with West Berkshire. Other settlements in the area include Silchester (approximately 150 metres to the South) and Aldermaston Stoke (to the SW).
- 2.2 The application to the south of Welshman's Road comprises part of Benyon's Inclosure extending across a total area of approximately 88.5ha of existing forestry and woodland within the Englefield Estate, hereinafter referred to as the 'Southern Extension'. Of the 88.5ha, 58.2ha will be the subject of mineral extraction, the remainder will be reserved as non-working standoffs, soil storage and habitat protection areas.
- 2.3 The application to the north of Welshman's Road, a class 'C' road linking Aldermaston with Mortimer West End, extends across approximately 54.5 hectares and comprises the mineral plant site to the existing Mortimer Burnt Hill Quarry and its existing eastern extension area - hereinafter referred to as the 'Eastern Extension'. The eastern extension area is divided west- east into two parts by Ramptons Lane.
- 2.4 The existing Mortimer Quarry is north of Welshman's Road and includes land being restored to nature conservation as well as the plant site/eastern extension area. It has planning permission to extract sand and gravel until 30 November 2012 and the operation is restricted by the terms of a formal (Section 106) lorry routing agreement that requires all Heavy Goods Vehicles (HGVs), to depart from the site along Welshman's Road in a westerly direction, thereby avoiding Mortimer West End and other villages in the vicinity. An exception is allowed for deliveries to local customers or construction sites. Lorries departing from Mortimer Quarry primarily travel to the A430 and then onward to Basingstoke and other urban areas. In addition the quarry supplies numerous concrete batching plants, predominantly owned by Hanson in both Hampshire and Berkshire.
- 2.5 The following planning constraints directly affect the application site:
 - Site of Importance for Nature Conservation (SINC) - Benyon's Inclosure – the whole of the 'Southern extension area' is within the SINC which supports semi-natural ancient woodland and heath plantation, with a

variety of habitats including lowland dry acid grassland, lowland heath, mixed deciduous woodland, wet woodland and lowland meadow; and

- Alderslade ancient woodland – within the site boundary.
- SINC - Budds Firs - part of the existing plant site;
- SINC – Hundred Acre and Fifty Acre – encompasses the eastern extension area;

2.6 Nearby/in the locality there are:

- Decoy pit, Pools & Woods Site of Special Scientific Interest (SSSI) – to west of site;
- Padworth Common and Silchester SSSI – to south of site;
- Historic landfill- Soke Road and west of Soke Rd;
- West's Meadow SSSI, Aldermaston;
- Thames Basin Heaths Special Protection Area, within 10km;
- SINC – Chaplin's Copse – abuts the eastern boundary of the eastern extension area (east of Ramptons Lane);
- SINC - Burnt Common - abuts part of the existing Mortimer/Burnt Hill Quarry;
- SINC - Padwoods Road Verge- within/abuts the northern edge of the eastern extension area;
- Padworth Common Local Nature Reserve (LNR) – due north of Mortimer /Burnt Hill Quarry and abuts Burnt Hill SINC; and
- Atomic Weapons Establishment (AWE) Aldermaston lies approximately 500m west of the Site. Like Mortimer Quarry, the Site falls within the Health and Safety Executive Detailed Emergency Planning Zone Inner Zone (up to 3km).

2.7 The site is also within the Silchester/Tadley Biodiversity Opportunity Area (BOA), which is an area identified as providing best opportunity to restore and create important habitats chosen on the basis of the mosaic of habitats it contains. However this has no statutory basis.

2.8 The closest residential properties to the southern extension area are those on the northern side of and fronting Welshman's Road opposite the north-west corner of the southern extension area; Pinelands mobile home residential caravan park (90 metres west of the southern extraction area near the western boundary); residential properties to the east of the mineral extraction southern extension area ('Fern Cottage' and 'Blue Hayes'), and 'Oaktree Corner' off Stoke Road adjacent to the south west. An electricity substation lies on the south side of Welshman's Road but is excluded from the Site.

2.9 A small dammed lake, 'Kiln Pond', lies just to the south of the Southern extension area and is a receptor for local drainage.

2.10 The site is located within the Total Catchment area of a groundwater Source Protection Zone, hence the site falls within the area required to support the abstraction of groundwater from a borehole(s). The gravel deposits within the Site act as an extensive shallow aquifer.

3. The Proposal

3.1 In summary, the application proposes the following:

- extraction over 12 years of 2 million tonnes of sand and gravel in the Southern Extension (Benyon's Inclosure), which would be processed (for sale) at the existing plant site in the Eastern Extension (Mortimer Quarry) and exported once processed using the existing site access;
- 200,000 tonnes of mineral would be extracted per annum, maximum of 4.5m deep; workings would largely lie above the average water table level and would not require dewatering (pumping);
- construction of a mineral conveyor gantry over Welshman's Road for the transfer of as dug mineral from the proposed Southern Extension (Benyon's Inclosure) into the Eastern Extension for processing and sale;
- restoration across southern extension to follow working in each of eight phases over 12 years at lower land level through backfilling the excavation areas with overburden, unsaleable mineral, and predominantly stored soils taken from within the Site to forestry and biodiversity; mixed forest; and public access through the Site;
- a five year aftercare period as a minimum (10 years for biodiversity habitats);
- temporary closure/diversion of public footpaths to facilitate working and proposed additional permissive footpath routes;
- the proposed hours of operation are the same as currently permitted at the Quarry. These are Mondays to Fridays 0700 -1700; Saturdays 0700-1200; and no operations will take place on Sundays or Bank holidays;
- retention and use of the existing Mortimer Quarry plant site and associated operations for the duration of the extended extraction period within the Site; and
- an amendment to the means, method and timing of restoration within part of the Mortimer Quarry Eastern Extension to create additional silt disposal capacity for utilisation by the Quarry plant site during the first years of the development.

3.2 There is presently a legal agreement made by Hanson to the benefit of the community of Mortimer West End that requires all HGVs to exit the Quarry in a westerly direction in order to avoid the village. The adoption of this agreement for the duration of mineral extraction within the Site forms part of the proposal.

- 3.3 The long term aftercare of the restored mineral extraction area would form part of a detailed management plan for the Site. It is proposed that the management scheme will be implemented in consultation with the MPA with input from key local stakeholders and will last for a period of five years for forestry and ten years for habitat areas.
- 3.4 If planning permission is granted the applicant anticipates that the scheme would commence towards the end of 2011 and last a total of 12 years for mineral extraction, plus restoration and aftercare, summarised as follows:
- preliminary works 6 months per phase (site establishment and development);
 - restoration period 1-2 years typical for each phase; and
 - aftercare period of maximum 10 years per phase.
- 3.5 Footpaths across the Site would be temporarily diverted (only when necessary) to allow their continued use in a safe manner and returned to their original position post restoration. The Scheme proposes an additional permissive footpath route to increase the opportunity for amenity enjoyment of the area post restoration and a subsequent formal adoption of one new route to link up routes within Benyon's Inclosure.
- 3.6 Some aspects of the proposal fall outside the scope appropriate for planning conditions e.g. long term aftercare and HGV routeing and as such are expected to be the subject of a Section 106 Agreement (of the Town and Country Planning Act 1990) to be negotiated between the applicant and the County Council and would be legally binding.
- 3.7 The proposal is an EIA Development under the Environmental Impact Assessment Regulations 1999 and an environmental statement has been submitted with the application. The key topic assessments covered in the Environmental Statement are:
- landscape;
 - natural heritage and biodiversity;
 - hydrogeology and hydrology;
 - noise;
 - archaeology and cultural heritage;
 - transport; and
 - air quality and dust.
- 3.8 The Environmental Statement concluded that there had been a comprehensive assessment of the environmental implications of the

construction and operation of the Scheme. It includes detailed assessment of a wide range of environmental issues and considers the effect of mitigation measures proposed as part of the Scheme. Implementation of the mitigation measures defined therein will mean that residual effects should be minimised to an acceptable degree.

4. Development Plan Policies

- 4.1 Hampshire Minerals and Waste Core Strategy - Policy DC3 (Impact on landscape); DC6 (Highways and pedestrian safety); DC8 (Pollution, Health, quality of life and amenity); DC12 (Restoration and aftercare); and DC15 (Sand and gravel), S8 (mineral apportionment).
- 4.2 South East Plan – policy M3 mineral apportionment.
- 4.3 Basingstoke and Deane Local Plan – Policy E7.
- 4.4 Ministerial Statement 23 March 2011 - The Minister of State for Decentralisation (The Rt. Hon Greg Clark) reports that the government seeks to make giving priority to development that supports economic recovery and sustainable growth a material Planning consideration. "The Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy".

5. Consultations

- 5.1 Councillor Chapman attended the Regulatory Committee members site visit . He requests that if permission is granted there should be a condition imposed that states no extraction should commence at Benyons Inclosure until extraction is completed at the existing Mortimer quarry and eastern extension area within timescales as approved by the County Council. Councillor Chapman states that he would like reassurance that no residents would be significantly impacted upon by the proposal.
- 5.2 Councillor Tucker echoes the views of Councillor Chapman and also raises concerns about ensuring residents to the south west of the site are protected from noise by way of a bund.
- 5.3 Basingstoke and Deane Borough Council objects to the proposal on the grounds that the it will involve the loss of habitat for which land affected has been designated as a SINC. The compensation and mitigation measures proposed are limited and would not adequately compensate for the negative impacts of the proposal. The amount of restoration to commercial forestry severely limits the opportunity to establish more appropriate after uses such as heathland and native woodland restoration. It appears that the proposal will result in the loss of remnant areas of ancient woodland, which are effectively irreplaceable and therefore cannot be offset through compensation measures,

and the need for their loss has not been demonstrated. The protected species surveys, especially birds, are considered to be inadequate and as a result of these limitations, it is considered that the full impacts of the development have not been assessed. Overall therefore, the proposal is considered to be contrary to the guidance within Planning Policy Statement 9: Biodiversity and Geological Conservation and policy E7 of the Basingstoke and Deane Borough Local Plan 1996-2007.

- 5.4 Environmental Health Officer, Basingstoke and Deane Borough Council, raises no objection subject to conditions to control noise and dust impacts of the development.
- 5.5 Environmental Health Officer, West Berkshire Council states whilst the further work in respect of noise is appreciated, it does not alter the views expressed in the previous response from West Berkshire. The additional properties included in the noise assessment are not based on a suitable evidence base. Furthermore, the applicant justification for not complying with the advice in MPS2 that MPAs should establish noise limits that do not exceed 10dB(A) above background is insufficient. Remain of the opinion that the proposed development can be made acceptable in terms of its noise impact by the imposition of the conditions advised in our previous consultation response. However, it should be noted that the conditions do have an element of dependency on each other as the noise limit requirements cannot be achieved without the provision of further noise screening.
- 5.6 West Berkshire District Council supports the comments of its Environmental Health Officer and remains of the opinion that the proposed development can be made acceptable in terms of its noise impact by the imposition of the conditions although such conditions would have an element of dependency on each other as the noise limit requirements cannot be achieved without the provision of further noise screening.
- 5.7 Newbury Town Council raises no objection.
- 5.8 Mortimer West End Parish Council objects to the application on the following grounds:
- (i) The need for extension of the workings into Benyon's Inclosure has not been demonstrated in relation to the latest estimates for gravel in the County.
 - (ii) The gantry, which is proposed to cross the road and take the workings to the processing site on the opposite side of the road, is a potential danger to vehicles by nature both of structural design, which does not appear to be robust, and the danger of spillage of transit material.
 - (iii) The amenities enjoyed by residents will be severely damaged.
 - (iv) The track record of the developer in processing material and reinstating Burnt Common on the opposite side of the road has been unsatisfactory for some years. Both the extraction rate and particularly the reinstatement process have fallen short of the permissions given by a long way. There is

no confidence that the present developer will achieve the theoretical goals in Benyon's Inclosure.

- 5.9 Silchester Parish Council raises objection on the following grounds;
- (i) Loss of local amenity – access to a local woodland area will be stopped.
 - (ii) Loss of public footpath through the site.
 - (iii) Increase heavy vehicle traffic – request that a restriction is put on any HGV movements south towards Silchester.
 - (iv) Increased noise – although tests show low noise levels in the existing facility, the lorry movements can be heard in Silchester.
- 5.10 Stratfield Mortimer Parish Council raises objection on the grounds of an unsightly overhead gantry in an essentially rural area. It adds that if permission is granted the existing traffic routing arrangement with lorries accessing only from the west should stay in force.
- 5.11 Environment Agency raises no objection to the proposal, commenting that the Flood Risk Assessment has demonstrated that the proposed works will not increase the risk of flooding due to surface water. However request conditions concerning restoration.
- 5.12 English Heritage comments that its specialist staff have considered the information received and do not wish to offer any comments.
- 5.13 Natural England notes a number of amendments have been made to the application and continues to have no objection, but it still remains concerned with regard to the assessments undertaken and restoration proposed, having regard to national, regional and local policy. The Council will need to consider how or whether this scheme complies with relevant biodiversity policy in determining this application.
- 5.14 Hampshire Wildlife Trust maintains an objection to the proposals. It notes the reassurances regarding the hydrological regime and potential impact on existing wet areas. However, consider the proposed habitat creation, amounting to 9.5 ha, does not compensate for the permanent loss of habitat designated as a SINC which has restoration potential. As such it considers the proposals to be contrary to Policy E7 of the adopted Basingstoke & Deane Local Plan (2006); Policy DC7 of the adopted Hampshire, Portsmouth, Southampton & New Forest National Park Minerals & Waste Core Strategy (2007); Policy NRM5 of the South East Plan (2009); PPS9; and the NERC Act 2006. The Trust reiterates that Benyon's Inclosure falls within the Silchester/Tadley Biodiversity Opportunity Area (BOA) which is also an area that the Trust has identified as one of its Living Landscape scheme areas. These scheme areas have been in development for some six years and represent those landscapes which our evidence and local knowledge tell us offer the best opportunities for habitat restoration at a landscape scale and are in line with local and UK BAP habitat targets. As such, and without

prejudice to our objection, the Trust would be very happy to provide advice on an appropriate level of habitat restoration and creation in line with these aspirations.

- 5.15 Highway Authority comments that the existing estate access to Benyon's Inclosure is of suitable dimensions and it will be necessary for the first section to have a bound surface and wheel cleaning facilities. The full details of the overhead gantry will need to be approved by the Highway Authority before being constructed. The existing lorry routeing should be maintained and the developer has agreed to survey Welshman's Road to establish the current condition and identify where remediation is required, this being secured by a financial contribution. The level of contribution will reflect the proportion of overall lorry traffic that is generated from the proposed development. Conclusion that no objection raised subject to a legal agreement to cover lorry routeing and extraneous damage to Welshman's Road within Hampshire, and conditions.
- 5.16 Rights of Way Manager is satisfied that the information provided and the amended plans acknowledge the existence of all footpaths within the site correctly and properly reflect the treatment of these paths during the various phases and following restoration of the site. In particular, Mortimer West End Footpath No. 8 will be affected and require a formal Temporary Closure. Mortimer West End Footpath No. 9 will not be excavated and the land immediately adjacent to this public footpath will be restored. Welcome the intention to provide two new rights of way across the western part of the site to provide linkage between PRoW No.7/8 and No.9 where none currently exist. As such, the applicants will need to enter into a Section 25 Public Path Creation Agreement with the County Council and we suggest this intention may need to be acknowledged and secured via a condition applied to any planning permission.

6 Representations

- 6.1 Thirty letters of objection have been received to the application consultation. Six residents have also objected to the inclusion of Benyons Quarry as a preferred site through the County Councils recent HMWF 'Have your Say' mineral consultation document. Objections have been raised on the following grounds:
- potential loss of SINC habitat;
 - potential increase in traffic in a rural area;
 - need for extraction to be completed at the existing quarry first;
 - concern that the existing quarry has not been appropriately restored; and
 - status of the site as a current planning application.
- 6.2 Pinelands Park Residents Association comments that residents are unanimously opposed to the proposal fearing the dust, noise and general

blighting of their immediate environment. Whilst applaud the 90 metre standoff, the end result will still be the ruination of some original countryside.

- 6.3 Representation on behalf of the owner of Pinelands Park raises objection to protect residents from adverse amenity impacts arising from noise, vibration and landscape impacts. It is considered the proposals do not accord with policy in that buffer zones inadequate and that the assessment of amenity impacts of the proposed development on mobile homes does not take into account their construction.

7. Site Visit

7.1 On 11 July 2011 members of the Regulatory Committee undertook a visit to the application site. Members looked at the whole site in context of its surroundings including the existing Mortimer Quarry and the associated plant site; the existing eastern extension area and the crossing over Ramptons Lane and the new southern extension area referred to as Benyon's Inclosure. Members also visited Pinelands Residential Home Park and noted the distance between the park and the extraction zone.

7.2 Members asked that additional information be presented with the committee report in particular:

- phasing plans which members added need to show clearly when bunds are constructed and removed, trees felled, etc;
- the applicants plan of depths of mineral across site; and
- cross sections from Pinelands Mobile Home Park to the extraction area showing 90m standoff .

7.3 Members also requested that the committee report clarifies:

- why a gantry is proposed by the applicant rather than underground conveyor- not to include financial/cost issues;
- quality of the gravel and confirmation that it will be used for high level construction if good quality as opposed to being used for lower rated work that secondary aggregates could be used for;
- what is the extent of the gravel beyond the site - how large is the 'pot' in this area;
- how the routes by which materials are to be hauled across phases being restored (later into earlier phases) to get to the hopper; and
- reassurance that everything is acceptable relating to impacts on the water table.

8. Commentary

8.1 The following key issues are raised by the application:

- need for the mineral;
- compliance with policy;
- impact on amenity;

- impact of lorry traffic;
- impact on rights of way;
- landscape impact;
- ecological impact;
- hydrological and hydro geological impacts; and
- pollution impacts.

Need

8.2 Objections have been raised on the issue of proof of need with regards to sand and gravel in Hampshire to warrant permitting this site. Policy S8 of the HMWCS states that HCC will endeavour to maintain at least a seven year land bank. The Hampshire Annual Monitoring Report (2009/10) indicated that at 30 November 2010 the land bank of sand and gravel in Hampshire was 5.3 years based on an apportionment of 2.63mtpa as set out in Policy M3 of the South East Plan. If the figure set out in the review of the South East Plan is applied (2.05mtpa) the land bank at 30 November 2010 was 6.8 years. This indicated that there is a need to increase permitted reserves in order to increase the land bank to the minimum target of 7 years as set out in Policy S8 HMWCS.

Compliance with policy

8.3 Objections have also been raised on the concern that granting of planning permission for this site would be contrary to policy and be premature as the Hampshire Minerals and Waste Plan is not yet complete and yet to be consulted on for soundness. Mortimer Quarry Extension was included in the recent public consultation document "Have your say on planning for Hampshire's Minerals and Waste (2011)" as a suggested site (Appendix D.11) which was agreed by Council in 2010. Previously, the site was also a preferred site in the Draft Hampshire Minerals Plan. Although the adopted Hampshire Minerals and Waste Core Strategy does not list preferred sites, Benyons Inclosure is within the Minerals Resource Area of the Key Diagram, and is also an extension to the existing quarry, thus can also be considered under the requirements of Policy DC15. Therefore, whilst the Hampshire Minerals and Waste Plan has not been adopted, this does not necessarily delay or prejudice the consideration of this application where there are appropriate policies in the adopted Core Strategy.

Amenity

8.4 The main amenity issue is potential noise and disturbance from gravel extraction for local residents including those on Welshman's Road, Soke Road and Church Road and Pinelands Park. In response to concerns raised by residents, the proposals have now been amended to increase the proposed buffer to 90m from the boundary of Pineland Park and the extraction area. There would also be a bund on the edge of the extraction area to provide additional protection for residents. Whilst the Environmental Health Officer for Basingstoke and Deane raises no objections to the

application subject to conditions, the Environmental Health Officer for West Berkshire raises concerns that despite revisions all the properties may not be adequately protected, but the proposed development can be made acceptable in terms of its noise impact by the imposition of conditions to ensure sufficient mitigation. These conditions are included in Appendix B. In addition to noise concerns have been raised about potential dust, however it is considered that the proposed mitigation measures (which can be included in conditions) and the increased buffer will not result in unacceptable dust impact.

- 8.5 It is noted that County Councillor Tucker would like re-assurance that there is to be a bund in the South-west corner of the Benyon's Inclosure site to protect nearby properties. The applicant has clarified that there is no noise requirement at this location for a bund due to the background levels and adds that the topography here is such that to build a bund would require more trees to be cut down (to make room) at a detrimental impact to the extent of natural tree screening . It is considered that, because there will be a noise level condition attached to this permission should it be granted, restricting the noise from the development at the nearby properties to no more than 10db(A) above background, that it is not necessary to request a bund to be constructed in this location.
- 8.6 Consequently in relation to amenity it is considered that the proposals include appropriate mitigation measures, including soil bunding, and provide an appropriate buffer provided to meet the requirements of Policy DC8.

Lorry traffic

- 8.7 Concerns have been raised by local residents about the lorry traffic and its continued impact beyond the end date of the current quarry. The Highway Authority has assessed the proposals and raises no objections. However, whilst Welshman's Road is suitable for taking the lorry traffic, there is the need to consider the longer term impact and consequently a financial contribution towards extraneous damage to the road resulting from the continued lorry use is recommended. This can be secured by legal agreement. There has been a longstanding routeing of lorries to and from the quarry which is west along Welshman's Road. This is proposed to continue, and reduces the impact for local residents at Mortimer West End in particular. Consequently it is considered the proposals are in accordance with policy DC6.

Rights of way

- 8.8 There are public footpaths crossing the Benyon's site and also close to the site. There has also been informal access by local residents. The proposals have been designed so that the main public footpath through the site will be kept open, and only one footpath requiring a temporary diversion. The restoration proposals include 2 new public footpaths through the site

improving formal public access and linkage with existing public rights of way. The extraction and restoration works will impact on the amenity of using the footpath, but there is mitigation and disturbance is restricted to the working life of the quarry and the long term restoration improves formal access in the area. The applicant has also agreed post submission to the creation of a new bridleway to be dedicated to the County Council across the western side of the eastern extension area. On balance it is considered that the long term benefits of additional public footpaths and the mitigation measures are sufficient to meet the requirements of policy DC12 in improving access to the countryside.

Landscape

- 8.9 A landscape and visual impact assessment has been included in the Environmental Statement which is comprehensive and covers the issues correctly. The proposals include screening and mitigation, in particular the retention of some key peripheral woodland, has a significant benefit in reducing visual impact from views from outside the site, including Pinelands Park and Welshman's Road, although additional underplanting would also be beneficial. The proposals require the phased clear felling of the existing woodland, which clearly will have a visual impact. However it needs to be taken into account that the majority of the site is commercial forestry which will be felled in any event. This reduces the significance of the impact as the clear felled areas would be replanted under the restoration proposals in the same way as they would be replanted as part of the commercial forestry practice. Overall it is considered that the impact of the proposals on landscape character and visual amenity would be acceptable and in accordance with policy DC3.
- 8.10 The proposed gantry bridge across Welshman's Road to carry the conveyor would clearly have an immediate visual impact, but would be temporary for the life of the site. Also the use of appropriate materials will ensure that any impact would be minimised. The alternative of transporting the mineral across Welshman's Road by lorry would have a much more significant environmental impact, as well as highway safety impact. At the Regulatory Committee site visit, members wanted the applicant to clarify the reasons why the applicant has not proposed an underground conveyor. The applicant has responded by submitting plans to show the land take that would be involved in the construction of a conveyor and states that it may be feasible to put conveyor in a culvert under the road, but there would be a much greater visual impact due to the amount of tree felling likely to be required to provide the ramping into and out of the conveyor and also the width of the conveyor clearance by the site entrance would cause additional impacts by opening up the site further. The applicant states they would rather not close the top of the conveyor because it would have to construct a drainage channel outside the gantry to collect roof water and this could become blocked and drip onto the road. However if details of the gantry were to be conditioned then the detailed design issues of the gantry could be discussed further. It is not considered due to the linked and over arching tree

canopies and branches along Welshman's Road that the proposed gantry would have an unacceptable visual impact. On balance it is considered the principle of using a gantry sensitively designed would be in accordance with policy DC3.

Biodiversity

- 8.11 Whilst there are nationally designated sites in the vicinity, Natural England have confirmed there are no significant impacts for these sites from the proposed sand and gravel extraction and with relation to ancient woodland on the site taking the proposed scheme as a whole raises no objection to the proposal. Species surveys were carried out and included in the Environmental Statement, no bat species listed under EC Habitats Directive were recorded, no signs of dormouse activity and no great crested newts present, low numbers of a diverse range of birds and low numbers of reptiles (adder, slow worm, grass snake and common lizard). Badgers are present, the main sett being east of the site and suitable mitigation is proposed.
- 8.12 The proposed southern extension site is wholly within the local designation as Benyon's Inclosure SINC (Site of Importance for Nature Conservation) due to the presence of remnant heathland and ancient semi natural woodland and wet woodland. The site is also within the Silchester/Tadley Hampshire BOA. The proposed extraction, which is primarily in areas of commercial forestry, will clearly impact on the SINC. However the proposals include substantial unworked areas and these include the main areas of semi natural ancient woodland, although there will be some small areas of loss. The objections raised by Basingstoke and Deane Borough Council and Hampshire Wildlife Trust are on the basis that even though the restoration proposals include areas of permanent heathland the compensation and mitigation proposals are not sufficient to counterbalance the loss of habitat within the SINC. The objection is that the restoration of the extracted areas is primarily back to commercial forestry rather than heathland or native woodland restoration. The site therefore has potential for more extensive restoration to benefit nature conservation. However it is noted that the site was primarily under commercial forestry when the SINC was designated many years ago, and although any loss of semi natural ancient woodland habitat would be irreplaceable, there is potential for long term heathland regeneration within forest rides and through clearances as part of commercial forest management following restoration. It is also noted that a substantial area within the eastern extension is being restored to heathland, and a significant proportion of the plant site will be restored to heathland. Burnt Common to the north of Welshman's Road, although not part of this application, is being entirely restored by the applicant to nature conservation heath and grassland.
- 8.13 The proposals do provide for restoration to benefit nature conservation and so the issue is a judgement as to whether this is sufficient, taking into account the need. On balance it is considered that the proposals meet the requirement of policy DC7 as the merits of the application outweigh the likely impact on the SINC.

Hydrology and hydrogeology

- 8.14 Flood Risk Assessment has been submitted which demonstrates that the proposed works would not increase the risk of surface water flooding. The assessment in the Environmental Statement concluded that there would be no risk to the hydrogeology of any sites afforded statutory protection of private abstraction wells. There is potential for the extraction to have an effect on surface water systems lying downstream of the site, however mitigation measures will ensure a low impact on the water environment. Both the Environment Agency and Natural England are satisfied with the hydrological information and assessment. Also, it is not considered that there would be any pollution impact caused by the development. Consequently proposals are in accordance with Policy DC10.
- 8.15 With regards Regulatory Committee members site visit questions about quality and end use of the mineral, the applicant has confirmed that more than 80% of the output goes into the manufacture of concrete, and most of that is high-end “structural” concrete on account of the high strength flint content of the gravel. The rest is used in either drainage schemes or for decorative purposes. Virtually none of it goes for low-end “general fill” purposes, although small amounts are occasionally supplied to local parishes (free of charge) for surfacing of car-parks. Members questions about location of haul routes and the phasing of Benyon’s Inclosure are outlined on the phasing plans attached to the committee report and displayed at committee. With regards members queries about clarification of whether there are any more gravel reserves that remain unworked in proximity to the site. The land to the south is within the mineral safeguarding area but comprises a number of water bodies and streams beyond which lies Silchester Ancient Monument and Roman Town . To the west and north the land is within Berkshire. To the east of the eastern extension area there is an area of woodland but this is not within the mineral safeguarding area and according to the BGS data is not shown to hold mineral reserves.

Conclusion

- 8.16 In conclusion it is considered that the proposal, subject to proposed mitigation secured through a legal agreement, conditions and approved documentation, would be in accordance with the development plan (summary attached) as it provides a contribution towards national and local mineral supply (MPS 1; HMWCS DPD 2007 –policies S8; DC15), is a sustainable form of development (DC1, S1) and that the impacts of the development on landscape(DC3); amenity of the local residents and users of the local statutory footpath and bridleway network (DC8) would be satisfactory; there would be no significant health or pollution impacts generated by the development or its restoration (DC8), it would cause no significant archaeological (DC4) or biodiversity impacts (DC2, DC7); nor would it have any adverse impacts on public safety due to the proximity of Aldermaston safeguarding zones (DC9); there would be no significant impacts to

hydrology, hydrogeology or flood risk (DC11); the development would provide for a sustainable after use and it would be acceptable in terms of highway safety and convenience (DC6).

9 Recommendation

- 9.1 That, subject to a legal agreement for nature conservation management, maintenance of the Welshman's Road and securing two new footpaths across the site and a bridleway across the edge of the eastern extension area, planning permission for Extension to sand and gravel workings at Mortimer Quarry into land known as Benyon's Inclosure, with restoration to commercial forestry & biodiversity, a temporary conveyor gantry crossing of Welshman's Road, retention of existing quarry plant site and associated development including construction of additional site lagoons with restoration to commercial forestry & biodiversity at Mortimer Quarry, Mortimer West End, Basingstoke (Application No: BDB/73759) 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:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

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

DocumentLocation

- | | |
|---|--|
| <ul style="list-style-type: none"> • BDB32190 (granted 05.10.1995) sand and gravel extraction and processing. Burnt Common and Budds Firs, Welshmans Road, Mortimer West End, Basingstoke • BDB52346 (granted 23.05.2003) Construction of additional silt pond, Budds Fir, Mortimer Quarry, Welshmans Road, Reading • BDB53439 (granted 18.03.2003) Variation of existing quarry development to incorporate additional silt ponds Mortimer Quarry, Welshmans Road, Mortimer, West End, Reading • BDB/58692 19/04/2005 Sand & gravel extraction from land east of Mortimer Quarry and Ramptons Lane, with lower level restoration to commercial and forestry & heathland, Mortimer Quarry, Welshmans Road, Mortimer, West End • BDB/70626 03/08/2009 Variation of condition 8 of PP BDB/58692 to allow excavated material to be conveyed over Ramptons Lane, by dumper truck, Mortimer Quarry, Welshmans Road, Mortimer West End • BDB/73552 Variation of condition 2 of planning permission BDB/70626 to extend the time period for a further 2 years to 30 November 2012 at Budds Firs plant site and eastern extension area, Mortimer Quarry, Welshmans Road, Mortimer West End • BDB/73759 (also being determined at this committee) – southerly extension to sand and gravel workings at Mortimer Quarry into land know as Benyon's Inclosure, with restoration to commercial forestry and biodiversity, a temporary conveyor gantry crossing of Welshman's road, retention of existing quarry plant site and associated development including construction of additional silt lagoons with restoration to commercial forestry and biodiversity, Mortimer Quarry, to the West of the Village of Mortimer West End, Adjacent to the C90 Welshman's Road, Mortimer West End, Basingstoke | <p>Economy, Transport and Environment
County Planning
Elizabeth II Court West 1
Winchester, SO23 8UD</p> |
|---|--|

CONDITIONS

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

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

Timescales

2. No extraction on the application site south of Welshman's Road, known as Benyon's Inclosure shall commence until extraction has been completed at the existing Mortimer Quarry and its associated eastern extension area in accordance with approved time scales.

Reason: In the interests of local amenities.

3. The extraction of sand and gravel within the eastern extension shall cease and the site be restored, apart from the silt lagoons shown on drawing No: SS.028 in accordance with condition (24) by 30 November 2012. The extraction of sand and gravel within the southern extension (Benyons Inclosure) shall cease and the site, including the silt lagoons within the eastern extension, be restored in accordance with condition (24) by 30 September 2023, unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: To secure the satisfactory restoration of the site.

Working programme

4. The site shall be prepared (including approved phased felling) worked and operated in accordance with the approved preparation, operational and phasing scheme including approved drawing numbers SS.008 Rev B, ,SS.030 Rev A , SS.010 Rev A, SS011 Rev A, , SS012 Rev A, SS013 Rev A, SS014 Rev A, SS015 Rev A, SS016 Rev A, SS017 Rev A, SS018 A, SS019, SS021 Rev A, SS022 Rev A, SS023, SS024 Rev A, SS025, SS029A., SS030 Rev A.

Reason: In the interest of residential and general amenities and to protect the locality from any significant adverse landscape, biodiversity, ecological or other environmental impacts.

Extraction boundary

5. At least 7 days prior to the commencement of extraction at Benyon's Inclosure the boundaries of extraction shall be marked out and approved on site by the Mineral Planning Authority. Absolutely no extraction shall take place beyond the approved boundaries.

Reason: In the interest of local amenities, and the landscape and character and biodiversity value of the area.

6. Survey points shall be agreed with the Mineral Planning authority prior to the commencement of extraction and shall be maintained throughout the development.

Reason: To enable the extraction to be accurately monitored.

Restriction of Permitted Development Rights

7. 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.

Highways

8. There shall be no access to the southern extension site (Benyons Inclosure) other than the existing forestry access as shown on approved Drawing ES027.

Reason: In the interest of highway safety and local amenity.

9. Sight lines of at least 4.5 metres by 210 metres at the existing Mortimer Quarry main access shall be maintained for the duration of the development.

Reason: In the interest of highway safety.

10. The first 30 metres of the haul road to the processing plant at Budds Firs, measured from the highway, and the first 50 metres of the haul road either side of Ramptons Lane shall be surfaced with a non-migratory surface. The first 20 metres of the approved construction and service access (measured from the nearside edge of the carriageway of the highway , from Benyon's Inclosure to Welshman's Road shall be surfaced in a non-migratory bound material. The wheel cleaning facilities, including a wheel wash on the eastern side of Ramptons Lane, shall be implemented for the duration of the sites operation and no vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interest of highway safety

11. Lorries shall only shall access and egress the main quarry access to Budds Firs plant site in accordance with approved lorry routing drawing LA002. No lorries shall turn left out of the site or turn right into the site.

Reason: In the interest of local amenity.

12. There shall be no access to the eastern extension site other than the crossing of Ramptons Lane as shown on Drawing SS.028.

Reason: In the interest of highway safety and local amenity.

13. Prior to development commencing details of the overhead gantry shall be submitted to and approved in writing by the Waste Planning Authority. Mineral shall only be transported across Welshman's Road by conveyor via the overhead gantry. No extraction shall commence until such time as the overhead gantry has been constructed as approved to the satisfaction of the Mineral Planning Authority.

Reason: In the interests of highway safety

14. Details of the provision to be made for the parking and turning on site of operatives vehicles shall be submitted to the Mineral Planning Authority for approval in writing. Details shall be implemented as approved.

Reason: In the interest of highway safety and local amenity.

15. No materials from sources outside the site shall be imported for backfilling, storage, distribution, processing or for use in the plant unless previously agreed in writing by the Mineral Planning Authority.

Reason: To minimise lorry traffic generation and duration of disturbance from the operations at the site.

Landscape

16. Any trees or shrubs shown on approved plans to be retained as part of this development which die, are removed or become seriously damaged or diseased during the development shall be replaced in the next planting season following identification of such failure with others of similar size and species.

Reason: In the interests of visual amenity.

17. The trees and hedges on site which are to be retained shall be protected by fencing during site preparation, extraction and restoration and where necessary rabbit guards and deer proof fencing shall be employed.

Reason: In the interest of visual amenity to ensure new planting is able to survive and mature as quickly as possible in a healthy manner..

18. The woodland belt around the southwest of Phase 8 shall be retained for the duration of the approved extraction at Benyon's Inclosure.

Reason: In the interests of local amenities

19. Additional native understorey planting to the east and west of that part of Ramptons Lane between the silt lagoons at Budds Firs Mortimer Quarry and the Mortimer quarry eastern extension area shall be undertaken within the first planting season following the date of this permission.

Reason: To improve screening along the western edge of the Mortimer Quarry Eastern extension area and the eastern edge of the Budds Firs silt lagoons from public views on Ramptons Lane.

20. The approved screening bund along to the south of Welshmans Road shall have a gradient no greater than 1 in 4 on its northern edge. The bund shall be planted with native Scots pine whips the growing canopies of which will help screen the workings at Benyon's Inclosure (especially Phase 1 and 2) from views from Welshmans Road. The pine can be felled at the end of the development prior to the removal of the bund.

Reason: In the interests of the visual amenity of the area.

21. Any new tree and shrub planting undertaken within the application site as required by this permission that 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 interest of local amenities and the landscape character of the area.

Hours of Working

22. No operation authorised by this permission shall be carried out and no plant or machinery shall be operated before the hours of 0700 nor after 1700 Monday to Friday, before the hours of 0700 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing beforehand by the Minerals and Waste Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties.

23. Notwithstanding condition 22 above, unless otherwise agreed in writing by the Mineral Planning Authority no heavy goods vehicles or plant or machinery shall use the Rampton Lane road crossing except between the following hours: 0700-1600 Monday to Friday. There shall be no use on Saturday, Sundays or recognised public holidays.

Reason: In the interests of local amenity.

Noise and Dust

24. Noise levels from gravel extraction activities, when measured as a continuous equivalent noise level (LAeq (one hour) at noise sensitive premises, shall not exceed 10dB(A) above the background noise level or 55dB LAeq (one hour, free field), whichever is the lowest.

Reason: To protect the amenities of the occupiers of nearby properties.

25. Noise levels from soil stripping and the creation of soil bunding, when measured as a continuous equivalent noise level (LAeq (one hour) at noise sensitive premises, shall not exceed 70dB LAeq 1hr (free field) for up to 8 weeks in a year at specified noise-sensitive properties

Reason: To protect the amenities of the occupiers of nearby properties.

26. The commencement of the development shall not take place until a scheme for monitoring noise levels arising from the site has been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall be reviewed on annually to consider any required amendments to the scheme and identify the monitoring points for the following year. The scheme shall specify the method of noise measurement and make provision for measurements to be taken at a time to be agreed in writing with the Mineral Planning Authority. The results of all noise measurements shall be given to the Mineral Planning Authority within 10 working days of each survey. The scheme shall also include details of the steps that will be taken to mitigate noise levels if they exceed the noise limits set in conditions 24 and 25.. The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties.

27. All operational vehicles, mobile plant or machinery used on each phase of the site shall be fitted with broadband noise/white noise low tonal type reversing beepers. No development shall commence until details of the reversing alarms to be used on all operational vehicles, mobile plant or machinery used within the site have been submitted to and approved in writing to the Minerals Planning Authority. Thereafter all plant, machinery and operational vehicles shall be fitted with the approved reversing alarms.

Reason: To protect the amenities of the occupiers of nearby properties. Measures shall be taken by the operator to discourage use of high noise alarms on the site by other vehicles

28. The development shall be implemented in accordance with the approved dust mitigation strategy and the dust suppression measures shall be undertaken at the site to ensure no adverse impacts are caused and shall include use of vertically directed exhausts, perimeter bunds, water bowser available to dampen down the haul roads, speed limit within the quarry areas

Reason: In the interest of local amenity.

29. There shall be a stand off where no development, other than screening bunds, shall take place of 90m between properties on Welshmans Road and the Benyons Inclosure extraction site and of 90m between the Pineland Park boundary fence and the extraction area on Benyons Inclosure as shown on approved drawing no. SS.022 Rev A (June 2011).

Reason: To protect the residents from the amenity impacts of the development.

Protection of Water Environment

30. 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.

31. 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.

Archaeology

32. No extraction shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Mineral Planning Authority.

Reason: In the interests of archaeology.

Rights of way

33. There shall be no extraction on the route of Mortimer West End Footpath No 9, and there shall be no extraction in Phase 7 unless there has been a formal temporary diversion of Mortimer West End Footpath No 8.

Reason: To ensure no disruption to public rights of way.

34. Two new public rights of way shall be constructed across the western part of the Benyons Inclosure site to provide linkage between PRoW No.7/8 and No.9 as shown on restoration plan SS.18. These paths shall be dedicated to the public under a Public Path Creation Agreement.

Reason: To improve public access.

35. A new bridleway shall be created along the western edge of the Mortimer Quarry Eastern Extension area as shown on the approved restoration plan and shall be dedicated to the public.

Reason: To improve public access

Restoration

36. The processing plant site and the eastern extension shall be restored to woodland, bridleway and heath land in accordance with the details shown on Drawing No: SS.029 Rev A and other restoration plans and accompanying sections as approved by way of this permission. The southern extension site (Benyons Inclosure) shall be restored to forestry, footpaths, woodland and heathland in accordance with the details shown on approved Drawing No: SS.018 Rev A and all other restoration and cross section details as approved by this permission.

Reason: To ensure satisfactory restoration of the site to beneficial after uses.

37. All topsoil and overburden stripped from the areas to be excavated shall be removed and stored separately before operations commence for use in site restoration. Topsoil shall only be handled when dry and friable. Following tipping and during restoration, overburden shall be replaced and graded in accordance with the final levels hereby approved, and ripped using a winged tine subsoiler. The overburden shall in turn be covered with the topsoil in original sequence and to even depths.

Reason: To ensure the satisfactory restoration of the land to agriculture.

38. No later than 12 months from the cessation of all extraction or such other date as the Mineral Planning Authority may agree in writing that they are no longer required, whichever is the sooner, all plant and machinery, buildings, foundations, hardstandings and access roads no longer required for future use of the site shall be removed.

Reason: In the interests of the amenities of the area.

Nature Conservation

39. The measures set out in the approved revised Biodiversity, Management and Monitoring Strategy (June 2011) shall be implemented in full for the duration of the development unless otherwise agreed beforehand in writing with the Mineral Planning Authority,

Reason: For help mitigate against any significant adverse impacts to biodiversity, in accordance with Policy DC7 of the HMWCS DPD 2007')

After-Care

40. Within 2 years of the date of this permission an after-care scheme specifying the steps necessary to achieve the required standard for nature conservation and forestry shall be submitted to the Mineral Planning Authority for approval in writing. The scheme shall include provision for an annual site meeting to discuss the detailed steps necessary on the restored land. After-care of the site shall take place for a period of five years in accordance with the approved scheme, beginning when restoration is completed in accordance with the restoration schemes approved by way of this permission.

Reason: To ensure the satisfactory restoration of the site.

*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 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 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 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 DC12 – Restoration and Aftercare

Minerals 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 aftercare 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

Policy DC15 – Sand and Gravel

Sand and gravel extraction will be permitted, provided the site:

- a. Is identified for sand and gravel extraction in the Hampshire Minerals Plan or pending its adoption, is within the Mineral Resource Area shown on the Key Diagram, or
- b. The proposed development involves a small-scale extension to or deepening of an active sand and gravel extraction site, and
- c. Hampshire's landbank indicates there is a need for sand and gravel which cannot reasonably be met from identified sites and locations and it can be shown that working such land would be equally acceptable to working within an identified site or location, and
- d. Is not within or would not have an unacceptable impact upon the New Forest National Park, the proposed South Downs National Park or Areas of Outstanding Natural Beauty, and
- e. The proposal include restoration opportunities for increasing biodiversity or access to public open space, or help to meet other planning objectives, and
- f. Where necessary, proposals for landscaping and planting (prior to operation) are included, and
- g. Is close to, and with good access to, the minerals and waste lorry route illustrated on the Key Diagram.

The South East Plan (Adopted 2009)

Policy M3 – Primary Aggregates

The supply of construction aggregates in the South East should be met from a significant increase in supplies of secondary and recycled materials, a reduced contribution from primary land-won resources and an increase in imports of marine-dredged aggregates. Mineral Planning authorities should plan to maintain a landbank of at least seven years of planning permissions for land-won sand and gravel which is sufficient, throughout the Plan period, to deliver 13.25 million tonnes (mt) of sand and gravel per annum across the region, based on the following sub-regional apportionment:

Berkshire Unitaries	1.57mtpa
Buckinghamshire	0.99mtpa

East Sussex/Brighton & Hove	0.01mtpa
Hampshire/Southampton/Portsmouth	2.63mtpa
Isle of Wight	0.05mtpa
Kent/Medway	2.53mtpa
Milton Keynes	0.12mtpa
Oxfordshire	1.82mtpa
Surrey	2.62mtpa
West Sussex	0.91mtpa

And 2.2 million tonnes of crushed rock per annum across the region, based on the following sub-regional apportionment:

Kent	1.2mtpa
Oxfordshire	1.0mtpa

Basingstoke and Deane Borough Local Plan Review (Adopted 2006)

Policy E7 – Nature/Biodiversity Conservation.

Development or a change of land use will be permitted where it will not have an adverse effect on protected species or the conservation status of priority species, harm the nature conservation interest of a statutory or non-statutory wildlife nature conservation site or lead to the loss or deterioration of a key habitat type of harm the integrity of linkages between such sites and habitats.

Proposals will be expected to conserve and, where possible, enhance the biodiversity of the receiving environment, taking into account the aims and targets of the UK and Local Biodiversity Action Plans. Where appropriate, planning conditions and obligations will be used to secure these requirements. In particular, the opportunity will be taken to secure the creation and management of features of the landscape that, by virtue of their linear and continuous structure of their function as 'stepping stones', are of major importance for the migration, dispersal and genetic exchange of wild species.

The weight given to the protection of nature conservation interests will depend on the national or local significance and any statutory designation or protection applying to the site, habitat or species concerned. Where the public interest in favour of a proposal is seemed to outweigh harm to biodiversity, the local planning authority will require the use of the best practicable mitigation/compensation

measures, which will be secured through planning conditions and planning obligations, as appropriate.

Applications for development must include adequate information to enable a proper assessment of the implications for biodiversity. It should be noted that adverse effects on nature conservation interests are not necessarily limited to the proposal site. Adjacent land, including that outside the local plan boundary, must also be considered.