

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	16 July 2014
Title:	Variation of condition 1 of planning permission F24847/015/CMA to extend the time period for tipping of inert waste and to revise the final restoration contours at Sandybridge Farm, Main Road, Kingsley, Bordon. (Application No. 24847/031) (Site Ref: EH025)
Reference:	5984
Report From:	Head of County Planning

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1. Executive Summary

- 1.1 The report considers an application for variation of condition 1 of planning permission F24847/015/CMA to extend the time period for tipping of inert waste and to revise the final restoration contours at Sandybridge Farm, Main Road, Kingsley, Bordon.
- 1.2 The extension of time sought for tipping of inert waste would be until 30 June 2017 with the site being restored by 31 December 2017. The aim of the application is to restore the land back to as near original ground levels as possible for two key reasons- to create well draining agricultural land and to stabilise steep slopes around the perimeter of the quarry.
- 1.3 The proposed landform would result in a higher restoration landform than that currently approved by the extant permission. However, this proposal would return the site back near to its original (pre-quarrying) landform, which was also the intention of original (1993) permission.
- 1.4 The application site measures in total, including the access and existing screening bunds, approximately 3.5ha. It is located west of the village of Kingsley in East Hampshire and is also known locally as 'Bridges land'. It is accessed through the Lafarge - Tarmac Lode Farm, mineral processing and aggregate recycling site off the B3004.
- 1.5 The site is currently a flooded mineral working with steep woodland edges east and adjacent to the Lafarge –Tarmac Lode Farm Quarry and mineral plant site .It is adjacent to the South Downs National Park to the north.

- 1.6 The key issues raised by the proposal are:
- Highway Safety and associated environmental impacts of traffic;
 - Amenity Impacts by way of noise or dust from site operations and environmental impact of traffic;
 - Ground water protection /Environmental Pollution;
 - Landscape impacts;
 - Nature Conservation impacts;
 - Geotechnical /slope stability;
 - Sustainability and Climate Change; and
 - Need/justification – including any geotechnical/instability potential created by current steep sides along the southern face of the old quarry.
- 1.7 The restoration scheme still proposes to return the site to agricultural use. The revised contours will enable the land to be better managed in the future. Approximately 140,000m³ of inert and clay material would be imported over a 3 year period to return the site to its original landform.
- 1.8 It is considered that the proposal, subject to a legal agreement to secure use of stockpiles on land within the control of Lafarge –Tarmac for use in site restoration, conditions and approved documentation, would be in accordance with the Hampshire Minerals and Waste Plan (2013) as it is a sustainable form of development (Policy 1, 2) returning the land back to agricultural after-use at original levels; it would enhance the landscape character of the area through its restoration including adding to the setting of the nearby South Downs National Park (Policy 5, 13); it is considered it would enhance the visual amenity of the area and would not have a significant adverse impact on amenity of the local residents during restoration (Policy 10) and would be unlikely to generate any significant health or pollution impacts now or in the longer term (Policy 9, 10). Subject to mitigation it would cause no significant biodiversity impacts and would likely enhance biodiversity through its restoration (Policy 3), there would be no significant impacts to hydrology, or flood risk (Policy 10, 11); the development would provide for a sustainable after use and it would be acceptable in terms of highway safety and convenience (Policy 12).

2. Site

- 2.1 The application site is located due west of Kingsley Village, near Bordon in East Hampshire. It measures approximately 3.5 hectares in total and comprises two parcels of land – the old quarry area and the processing area. The two parcels are connected together by the original internal haul road accessed off the B3004. The site is bordered by agricultural land to the north, east, and south together with the closest residential properties to the south (including one of the landowner's homes) and Lode Farm quarry and plant site to the west. The topography, before it was extracted for mineral, sloped from high ground to the south down to the small watercourse on the northern boundary. The proposal aims to largely reflect these original contours.

- 2.2 The former quarry area itself comprises a triangular plot of land measuring approximately 2.5ha in area. Within this triangular plot is a water body which covers approximately 1.3ha. The eastern and western edges of the former quarry comprise of narrow strips of land which have been vegetated for some years by trees and shrubs. The northern section of the quarry contains an area of dry land and a 2metre high bund comprising of overburden/topsoil from the original extraction process. The southern tip of the triangular quarry plot is overgrown with vegetation and contains a stockpile approximately 2metres in height.
- 2.3 There are steep exposed quarry faces at the eastern, western and southern edges of the site with the highest point (the southern face) measuring approximately 10metres in height. There is a small flat strip of grassland between the northern boundary and the waters edge.
- 2.4 The application land located immediately south west and west of the quarry comprises a rectangular area previously used to house the conveyor, sand washing plant, weighbridge and hard standing. The majority of this infrastructure still remains but is now operated by Lafarge Tarmac as part of their 'Lode Farm' extraction and sand processing operation.
- 2.5 The following environmental constraints affect the site:
- 'Kingsley Ditches'- water channel feeding into the Kingsley stream;
 - Kingsley Stream 345metres to south;
 - Kingsley footpaths - all approximately 250metres and 430metres distant;
 - Shortheath Common SPA SAC and SSSI 650metres to south;
 - Broxhead and Kingsley Commons/Wealden Heaths SPA and SSSI 520metres to east;
 - SINC 350metres to south;
 - Airport safeguarding, Odiham and Lasham Within Birdstrike area;
 - Residential properties 65metres to south 200metres to east 340metres to west; and
 - Agricultural Land Classification - Grade 3/ 4.
- 2.6 The applicant has sought pre-application advice from Hampshire County Council and an Environmental Impact Assessment (EIA) Screening Opinion has also been issued. Having assessed the proposal against the requisite EIA Regulations it was concluded that the development was not an EIA development but a number of topic reports were advised to be submitted and the applicant has complied with the advice.

3. Planning History

- 3.1 Planning permission at the site was granted for sand extraction and subsequent infilling with inert waste, prior to restoration to agriculture, by Hampshire County Council in 1993 (F/24847/10C).
- 3.2 This 1993 permission was subsequently amended in 1994 (F24847/011/CMA) and required the completion of the site restoration by 30 June 2003 or as agreed by the Mineral Planning Authority in writing.

Approximately 100,000m³ was stated by SITA in December 1998 as the void remaining at that time on the site.

- 3.3 On 30 May 2003 permission was granted under the Environment Act 1995 (F24847/015/CMA) for review of the mineral permission at the site, known as Bridges Land, and the determination of associated conditions which stated that extraction and tipping had to be completed by 21 December 2005 and the site restored by 30 June 2006 unless otherwise agreed by the Mineral Planning Authority in writing. There was a restoration scheme approved under this ROMP permission but this was for a lower level scheme back to agriculture and only involved infilling up to the water table- i.e. top of the lake in effect. The landowners had farmed the land for several years and are concerned that the low level restoration will result in poorly drained agricultural land and wish that the land be restored back to its original contours. This requires importation of inert waste to achieve these levels.
- 3.4 The Mineral Planning Authority highlighted the lack of compliance with the original timescale to the applicants and in July 2010 clarified that either the site had to be restored in accordance with the approved low level scheme or if that scheme was not considered satisfactory then in accordance with a variation to the scheme.
- 3.5 In 2012 the applicant- SITA UK- requested pre-application advice from the Mineral Planning Authority which has been included in the applicant's submission. This advice was issued in August 2012 and since that date the applicant has been in regular discussion with the County Council and the landowners regarding the proposed restoration and meetings have taken place including a recent meeting with the Parish Council and invitees included the local member for the site. There were also a number of civil matters for the applicant to resolve outside of the Planning Authority's control and this has delayed submission of the application. Further delay has been caused by the need for stability/geotechnical surveys to be undertaken of the steep sides of the quarry about which concern was raised and also regarding the ecological value of the site- which due to time passing- has developed some ecological interest most particularly reptiles and badgers principally within soil storage bunds. Some of these stockpiles of soil and overburden are now wooded including the bund to the south west of the nearest property.
- 3.6 Lode Farm Quarry and Kingsley Quarry were also both subject to a Mineral Review and in May 2003 permission was granted under the Environment Act 1995 for determination of conditions at these sites (F24847/014/CMA and F24847/015/CMA). There is an approved outline restoration for Lode Farm. The detailed restoration scheme for Lode Farm is due to be submitted to Hampshire County Council for final approval within the next six months.
- 3.7 Lode Farm Mineral Plant site is also permitted to undertake soil blending operations within prescribed importation restrictions. A 'Top sport' operation also operates from the Lode Farm site with Tarmac providing high quality soils for construction and refurbishment of sports pitches and also an aggregate recycling facility (F24847/017/CMA) which has permission until December 2018 with crushing and associated lorries restricted by condition.

4 Proposal

- 4.1 Planning permission is sought to vary condition 1 of planning permission F24847/015/CMA to extend the time period for tipping of inert waste and to revise the final restoration at Sandybridge Farm also known as 'Bridges land'.
- 4.2 The extension of time sought for tipping of inert waste would be until 30 June 2017 with the site being restored by 31 December 2017. The proposed landform would result in a higher restoration landform than that currently approved by the extant permission. The aim of the application is to restore the land back to as near original ground levels as possible for two key reasons- to create well draining agricultural land and to stabilise steep slopes around the perimeter of the quarry.
- 4.3 The applicant states a review of the approved landform and discussions with the landowner determined that this restoration would not provide for safe or sustainable future agricultural use. In particular the steep sides to the quarry were considered to pose a number of problems for future management of the land including:
- Potential for soil erosion and slippage of land on slopes;
 - Ponding of surface water within the central area;
 - Difficulty gaining safe access and in maintaining the land using machinery; and
 - Safety concerns to both cattle and humans due to steepness of slope.
- 4.4 The applicant and landowners considered that the best way to overcome these issues was to return the site back to its original landform. The applicant considers that infilling the land in this way would:
- create a more gently sloping landform that removes the currently approved steep sloping edges;
 - avoid the likelihood of soil erosion that would occur on these slopes;
 - provide a more continuous landform that ties in with the adjacent land (particularly the Lode Farm site) and avoids issues such as hedges/trees that separate the site from being perched on steep ridges;
 - enhance the landscape character of the area and have a positive impact on the South Downs National Park;
 - provide for a more sustainably draining site that would not collect and hold water at the base of the steeper slopes;
 - allow for a more manageable piece of agricultural land;
 - ensure the site would be safe for both cattle and humans once returned to agriculture; and
 - provide a dedicated ecological habitat area to protect and enhance existing wildlife and benefit future biodiversity.
- 4.5 The revised landform would slope gently from 80m AOD at the southern end to 70m AOD at the northern end of the site.
- 4.6 In order to achieve the revised landform approximately 140,000m³ of inert material will be required. The restoration process will involve using existing overburden located around the periphery of the site; clay material to create an artificial geological barrier and locally imported inert waste.

- 4.7 A proportion (approximately 20-22%) of the inert waste will be recovered and used as secondary aggregate. Under the extant permission, there is no requirement to recover any of the inert material.
- 4.8 The site will be restored in 3 stages:
- Stage 1 = Restore to groundwater level;
 - Stage 2 = Creation of artificial geological barrier; and
 - Stage 3 = Restore to final levels.
- 4.9 The water level of the lake which sits within the centre of the quarry is approximately 67m AOD. Borehole records from the site confirm that this is the groundwater level and not a store of surface water run-off.
- 4.10 It is proposed that the in-situ material (stockpiles of overburden/topsoil from the original extraction process) be used to fill to the top of the water. The volume of material within the stockpiles (47,000m³) would be sufficient to reach above groundwater level.
- 4.11 As the site has remained un-restored for many years, vegetation has developed around the edge of the quarry void and on the stockpiles themselves.
- 4.12 Ecological surveys were undertaken in Spring 2012 and since and found that stockpiles '1' and '3' (as shown on Drawing Ksp-Pln-0503-02 attached) provided good habitat for protected reptile species with a medium population being recorded over several visits. The highest population is along the northern edge of the site within and near to the 2m high bund that separates the Kingsley ditches from flooded part of the site. This bund is to remain and be developed as a wildlife buffer within the restoration process to avoid significant disturbance to the reptile population.
- 4.13 The applicant approached adjacent landowners to discuss the possibility of leasing/purchasing part of their land to use for translocation of the reptiles so the stockpiles could be used in the restoration scheme. The applicant states this process proved extremely difficult and a suitable parcel of land near to the site could not be secured for the translocation process.
- 4.14 The retention of the northern bund (containing 12,000m³) means additional inert material would need to be imported in its place. However, the applicant states that the long-term ecological benefits provided by retaining the stockpiles and creating a 'wildlife buffer strip' within the northern part of the site, outweigh any potential impact associated with a temporary increase in daily vehicle movements. However since submission the applicant has agreed in principle that the northern toe of the stockpile separating the site from Lode farm could also potentially be used for infill. The single figured reptiles present could be translocated to the northern bund 'wildlife buffer'.
- 4.15 Following discussions with the Environment Agency (EA) the applicant states that it has been agreed in principle that, provided the necessary amount of inert waste needing to be tipped below groundwater level is as similar to the indigenous material as possible and reflects the properties of the original geological materials i.e. permeable so as not to impede groundwater flow through the aquifer but stable enough to support the

overlying material, then this can be tipped in water as part of the Inert Landfill Permit application.

- 4.16 It is estimated that in total, the amount of material needed to fill the void and return the site to its original landform will be approximately 128,500m³.
- 4.17 The nature of the waste being used in the restoration process (i.e. concrete, rubble, soils etc. from construction and demolition sites) means that a proportion of it will be suitable for recycled and use as a secondary aggregate. As a result of this recovery process, SITA consider that up to 140,000m³ of material would need to be imported.
- 4.18 Working to these estimates means that SITA would require the importation of 110,000m³ of inert material (plus 30,000m³ of clay) to account for the percentage taken out for recycling.
- 4.19 The applicant proposes the same working hours as currently permitted by the extant (F/24847/7/C) permission:
- 1800 Mondays to Fridays; 0700 – 1200 Saturdays
- 4.20 The infilling operations would involve use of 8-wheel rigid body HGVs with a typical capacity of 9m³ to import material. Up to a maximum of 2 no. bulldozers and at times, a hydraulic excavator would be used to spread and compact the material across the site. The applicant anticipates that between 3-6 members of staff would be based on site during the restoration period.
- 4.21 The site would be restored to agricultural grassland with additional woodland planting. The woodland planting will be provided within the southern section of the site. The main reasons for this planting would be to provide a replacement of suitable species mix that will mitigate the loss of the trees that currently surround the edges of the lake; as well as visually reinforcing with woodland on the highest part of the site, and to square off the pyramidal end to the field.
- 4.22 The application includes a number of studies as required by the pre-application advice the applicant undertook in 2012 including:
- Geotechnical Risk Assessment /slope stability;
 - Air Quality Assessment;
 - Transport Assessment;
 - Ecological Assessment including Amphibian and Reptile Report; confidential badger report, and habitat and species translocation report;
 - Flood Risk Assessment;
 - Visual Impact Appraisal; and
 - Statement of Community involvement.

5. Development Plan

5.1 Hampshire Minerals and Waste Plan 2013 – key policies:

Policy 1 – Sustainable minerals and waste development

Policy 2 - Climate change – mitigation and adaptation

Policy 3 – Protection of habitats and species

Policy 5 - Protection of the countryside

Policy 7 – Historic environment and heritage assets

Policy 8 – Protection of soils

Policy 9 – Restoration of mineral and waste development

Policy 10 - Protecting public health, safety and amenity

Policy 11 – Flood risk and prevention

Policy 12 – Managing traffic

Policy 13- High quality design of minerals and waste development

Policy 20 – Local land won sand and aggregates

Policy 30- CDE waste development

5.2 **EAST HAMPSHIRE DISTRICT LOCAL PLAN: JOINT CORE STRATEGY**

Adopted by East Hampshire District Council - 8 May 2014 (for the area outside of the South Downs National Park):

CP1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CP19 DEVELOPMENT IN THE COUNTRYSIDE

CP20 LANDSCAPE

CP21 BIODIVERSITY

CP26 WATER RESOURCES/WATER QUALITY

- 5.3 **National Planning Policy Framework-** the NPPF although not part of the development plan is a 'material' consideration. It was published by the Government in March 2012 and largely replaces former planning policy statements – except for PPS10 (see below). It includes an overarching 'presumption in favour of sustainable development' which means 'approving development proposals that accord with the development plan without delay'. The presumption allows for only refusing permission where adverse impacts clearly outweigh the benefits, or NPPF policies indicate developments should be.

6. **Consultations**

- 6.1 **The local member, Councillor Mark Kemp-Gee** states he is not against the principle of the proposal as he recognises the need for the quarry to be filled back to agricultural land. His is however awaiting final details from the Highway Authority relating to traffic and HGV management.
- 6.2 **Kingsley Parish Council** states it has been kept well informed by SITA representatives and welcomed the opportunity to visit and view the site. There is understanding that sand pits need to be restored and that mineral companies have such responsibilities. The objective in 4.13 of the planning statement is as follows:
A revised restoration scheme is proposed that would return the site back to its original (pre-quarrying) landform through the importation of additional inert waste. The revised landform will be the same as that originally permitted in 1993.

Although this is the stated objective this is not achievable due to reptiles being found. Having read the amphibian and reptile report there seems to be no differentiation between the two areas in the number of reptiles found.

With regard to stockpile 3 the exact wording is:

Additionally, more discrete areas of good reptile habitat are situated on the southern bund, although these areas are limited to discrete south facing grassy banks and scrub edges, owing to extensive rabbit grazing preventing more widespread vegetative development and associated structural diversity.

Does this then mean that no reptiles were found in this area, but it is considered that some of the area is suitable habitat? As a result both stockpiles 1 and 3 together are not considered suitable to be used for infilling. To consider the matter correctly the numbers found in stockpile 1 and 3 should be tabulated separately. Having spoken to residents locally it must be pointed out that the area covered by stockpile 3 was not wooded in 1993 and so to be returned to its previous condition this woodland should be removed. SITA see the situation rather differently and comment in 4.29 that leaving the woodland area would benefit the nearest residents as it would provide visual and noise screening from the Lafarge Tarmac site. It must be pointed out firstly, that the nearest resident to the Lafarge-Tarmac site is the family, who very happily sacrificed their land, view and accepted the noise levels and financial benefits when they sold off the sand, and did not seek any mitigation in the form of screening for either during or after the period of sand extraction, and planning permission was not sought or given for this. Secondly, this is actually a red herring as Lafarge-Tarmac will only be using their site for a further three years under the terms of the existing planning permissions for sand extraction (and when the permitted sand quarry is exhausted). Kingsley Parish Council views the matter differently and feels a balance needs to be struck between the interests of the village as a whole and those of an individual. Using stockpile 3 to fill in the quarry would lessen the volume of traffic and so ameliorate the effect of the huge number of lorries necessary and benefit the whole community. The reptile report includes details of how these creatures can be relocated and as it appears that only a small area on this large stockpile 3 is suitable for reptiles, and the report on the presence of any is evasive we believe the whole of stockpile 3 should be used. Thus we are objecting to the application due to this matter, but have no objection to stockpile No. 1 being excluded from the infilling and becoming a wild life habitat.

- 6.3 **Environment Agency**- raises no objections to the proposal as submitted.
- 6.4 **Environmental Health Officer** – states he has reviewed the noise assessment and the air quality assessment submitted with the application and agrees with the conclusions in the reports. No objections are raised to the proposal to continue with restoration work at the quarry, but would recommend that the conditions relating to working hours, noise limits and dust management in F24847/015/CMA continue to apply to operations taking place at the site.

- 6.5 **Worldham Parish Council** is concerned about the forecast increase in the number of HGV movements which are likely to occur over the three year period to 30th June 2017. The report states that the volume of material will give rise to an additional 12 movements per day. Worldham Parish Council is objecting to this application due to the increase in lorry movements along the B3004.
- 6.6 **Highway Authority** comments that the site is located near the Village of Kingsley and access is served from a priority junction with B3004 (Forge Road) which runs between the A325 and the A31 at Alton. The access is currently used by the neighbouring Aggregate Recycling Facility at Lode Farm and has appropriate visibility splays of 2.4metres x 120metres.

It is estimated that 140,000m³ of inert soil will need to be imported to the site over a period of two years. Based on an average lorry load of 9m³ it is estimated that the site will generate 7778 HGV trips over 278 working days per year and which equates to 60 trips (30in/30out) per working day or 6 per hour.

The distribution of site related traffic onto the highway network has been calculated based on the anticipated catchment areas that the material will come from with 75% of vehicles to head to the A325 while 25% will head to the A31. In reality it is clear that the type of inert material importation that is proposed will result in a changing distribution through its life to respond to market pressures and opportunities. It is therefore reasonable to assume that a number of distribution alternatives are equally valid and that a 50/50 split in distribution of site traffic is more reasonable for assessing the site's traffic impact. The distribution of traffic therefore results in 30 (15in/15out) daily two way trips towards A325, 30 (15in/15out) daily two way trips towards the A31. This is likely to result in 3 additional HGVs per hour west of the site access and 3 per hour to the east.

The traffic survey data was taken west of the access and showed an average daily two way flow of approximately 7,500 vehicles of which 450 were over 6.5m long and are therefore regarded as HGVs.

The development traffic represents a 0.4% increase in overall traffic flow. A 6% increase is expected over current levels of HGV traffic and this is considered unlikely to make a significant difference to operating conditions in terms of capacity, safety or amenity on the local highway network.

A study of accident data between 1 March 2008 and 28 February 2013 was provided and identified 3 accidents within the vicinity of the site. Two of the accidents were recorded as slight while one was recorded as serious when a car lost control due to excessive speed in wet conditions and collided with an oncoming vehicle. No accident was attributed to HGVs using the B3004 in the study area. No accidents trends or patterns have been identified within the vicinity of the site that is likely to be worsened by the proposals.

Looking at the planning history for this site and other permissions within it there does not appear to be any HGV restriction on the removal of minerals at Lode Farm. The aggregate recycling permission has a cap of 52 HGV movements per day and the top soil permission is capped at 20 HGV

movements per day. The existence of unrestricted permissions on this site along with the temporary nature of the application does mean that it is unlikely to be reasonable to impose a HGV cap on this permission. In addition any HGV cap could result in the restoration taking longer and extend the period of time in which HGV movements would use the local road network. On this basis no objections are raised to this application from a highways perspective.

- 6.7 **East Hampshire District Council** raises no objections subject to existing conditions relating to hours of working, noise and dust be carried forward by way of any new permission granted.
- 6.8 **South Downs National Park Authority** states that with regards to the proposal it is noted that the site is situated outside the South Downs National Park boundary but directly adjacent to the National Park. The SDNPA has considered the submitted details pursuant to this application and notes that the applicant proposes to restore the land levels to pre-quarrying levels as required by original planning permission F24847/7C and not the levels as required by extant planning permission F24847/015/CMA. It is also noted that the land would be restored to agriculture. The application has been considered against the purposes of the South Downs National Park. It is considered that the proposed final restoration contours and restoration to agriculture is good in principle and would not have a significant negative impact on the South Downs National Park or the National Park's setting. As such the SDNPA raises no objection to this application.
- 6.9 **Natural England** –due to the small size of the site has no comments. Comments that protected species are a matter for the County Council as Local Planning Authority.

7. Representations

- 7.1 One letter of comment has been received from a local resident which states:
'Ideally we would prefer the site to remain as it is at present (a wildlife habitat), but we accept that this cannot happen. In order to restrict the number of vehicle movements through the village, we would suggest that all the stockpiles should be used for infilling, in order for the land to be returned to its original state.'

8. Commentary

- 8.1 It is considered that the proposal is in accordance with Policy 9 of the Hampshire Minerals and Waste Plan 2013 in that the key purpose of the development is to infill and thus restore an old quarry back to its original levels such that the final landform would be in keeping with the character and setting of the local area, contributes to the delivery of local objectives for habitats, biodiversity and the land would be restored to a beneficial after-use in this case- agriculture.

8.2 The key issues raised by the proposal are considered to be:

- Highway Safety and associated environmental impacts of traffic;
- Amenity Impacts by way of noise or dust from site operations and traffic and fumes from traffic;
- Ground water protection /Environmental Pollution;
- Landscape impacts;
- Nature Conservation impacts;
- Geotechnical /slope stability;
- Sustainability and Climate Change; and
- Need/justification – including any geotechnical/instability potential created by current steep sides along the southern face of the old quarry.

Highways

8.3 It is acknowledged that this permission involves importing inert waste in order that the required final landform can be achieved. It is also acknowledged that the original permission for the site to be restored to original levels also needed importation and that some of the stockpiled soils have since become vegetated with woodland and/or colonised by protected species. The concerns raised by the Parish Councils, and also supported by the local member about trying to reduce the number of traffic movements are noted. It is also understood from the recent stakeholder meeting that there is good will and a desire from the local community to see the land restored to its original levels and that the local member also supports the principle of the development. Effort has been made by the applicant to try and translocate the reptiles on the southern bund onto local land but this has not been possible. This bund on the southern boundary is to remain and be nurtured and maintained as a wildlife corridor. Likewise the majority of the bund which is now wooded has been proposed to be retained as a wildlife area. From the highway safety perspective it is noted that the Highway Authority raises no objections in principle to the proposal. It states that the existence of unrestricted permissions on this site along with the temporary nature of the application do mean that it is unlikely to be reasonable to impose a HGV cap on this permission. In addition any HGV cap could result in the restoration taking longer and extend the period of time in which HGV movements would use the local road network. Taking all matters into the balance, including the historic permission to import, and noting the Highway Authority raises no objections from a highway safety perspective to the proposal it is considered that the development complies with MWDP Policy 12.

Amenity Impacts

8.4 There are residential properties to the south and east and also a historic local church beyond Lode Farm to the west of the site. It is noted that the Environmental Health Officer and District Council raise no objections to the proposal, subject to any existing conditions being carried forward. Visual amenity is discussed under the section on Landscape below. It is considered the proposal complies with Policy 10.

Groundwater Protection

- 8.5 The site is located just south of drainage channels known as the Kingsley ditches which feed into the controlled water network of the Kingsley Stream, to the south of the B3004. The applicant states only clean uncontaminated material will be tipped at the site to create the final landform. It is noted that the Agency raises no objection to the proposal subject to the requisite EA permits being in place if appropriate. It is considered the development is unlikely to create any significant pollution of adverse groundwater impact and accordingly complies with the principle of Policy 10, 11.

Landscape

- 8.6 The revised restoration scheme would return the site, as near as possible, to its original (pre-quarrying) landform through the importation of additional inert waste and clay materials and through re-using some inert material stockpiles on the site. Where it will differ, is at the northern edge of the site. This is because of the high reptile population found within the two metre high bund that separates the flooded quarry from the Kingsley ditches to the north. Because of this, the landform will terminate on the southern side of the wildlife buffer and bund. However, there has to be a 10metre buffer between the Kingsley ditches and the site therefore everything is left as it is along the very northern edge and it will be managed as a wildlife corridor. It is not ideal to retain bunds within permanent landscape schemes but in this instance because of the ecology this is the most practical and sensitive environmental option. This is the lowest part of the site and due to the location of footpaths in the area, the bund is unlikely to be seen from any public viewpoint. The proposed gently sloping landform is considered to provide a piece of agricultural land that will be more sustainably draining, more easily farmed and will tie-in with the surrounding topography. Whilst some trees would be felled it is proposed also to retain the wooded southern storage bund which has potential for bird species and other wildlife habitat. It is considered that returning the site to the proposed landform will help to enhance the landscape character of the area. It is considered the proposal complies with MWDP Policy 5, 9, 10, 13.

Nature Conservation

- 8.7 The submitted ecological assessments have shown that the main area where reptiles are residing is within the 2metre high bund to the north of the site that separates the flooded site from the Kingsley ditches on the northern site boundary. Discussions have taken place between the key ecological experts and due to the richness of this bund in terms of reptile population and due to difficulties in finding nearby landowners to accept these reptiles as part of a translocation scheme it is proposed on recommendation through the Ecological Assessment that this bund remains. This means that this bund provides an area where other reptiles, if found during the development, could be translocated too. No other areas have been found with reptiles on the site apart from one or two slow worms on the bund that separates Lode Farm from the site. Whilst this bund has been identified as having a low

population of reptiles it has been assessed as having potential. However, it is also considered that these few reptiles could be translocated to the northern bund and wildlife area and this is what is now proposed.

- 8.8 The northern bund will be managed to become a 'wildlife buffer strip' providing for enhanced biodiversity. A confidential badger report was submitted with the application and outlier setts found on the site have already been moved to new setts created for the badgers in accordance with relevant legislation and guidance.
- 8.9 The south west portion of the southern bund, south of Sandybridge Farm is to be left for ecological and landscape reasons because it has developed naturally as woodland and has potential for bird and other wildlife habitat.
- 8.10 It is noted that the Parish Council is concerned about some of the stockpiles remaining to the west and south west of the site as they contain material that was always expected to be used for restoration of the quarry and would reduce the need for importation of material. However it is considered that the retention of some of the existing stockpiles to the north and the south of the site, and creation of a 'wildlife buffer strip' provides for enhanced biodiversity. It is considered the proposal complies with MWDP Policy 3, 10.

Geotechnical/slope stability

- 8.11 A stability risk assessment has been undertaken of the site and its steep walls and the proposed methodology of buttressing the quarry sides through the importation of inert material. The report states that it is advisable to place fill in compact layers of uniform thickness across the full extent of the quarry. Compaction will be minimal and shall comprise tracking-in by plant operating on the site. It is advised that regular inspection of the site at yearly intervals is undertaken to look for irregular settlement behaviour with remedial measures undertaken as necessary. It is considered that the Risk Assessment be approved as part of any permission granted as submitted plans and particulars. It is considered the proposal in this regard complies with MWDP Policy 10.
- 8.12 To sum up, it is considered that the principle of this proposal is in accordance with policy in restoring the old quarry to its original levels as closely as that is possible. The proposal will also make use of an existing aggregate recycling facility in order to produce a proportion of secondary aggregate that will contribute to Hampshire's annual production target. A number of technical assessments have been undertaken to assess the potential impacts of the proposal on the surrounding environment and local amenity. The assessments have found that the proposal would not give rise to any significant adverse impacts and it is considered that returning the site back to its original landform would help to enhance the character of the landscape and the adjacent South Downs National Park. Concerns raised about traffic numbers are noted as is the view of the highway authority that it would not be appropriate to place a restriction on this temporary permission in order that the restoration of the site can be achieved within the required

timescale. It is noted that there are ecological benefits to the scheme and whilst any tree loss is something to avoid, in this instance that is not possible. It is considered that that the proposal complies with the relevant national and local planning policy.

9. Recommendation

- 9.1 That, subject to a legal agreement to enable stockpiles on Lode Farm to be used in the restoration of the site, the permission for variation of condition 1 of planning permission F24847/015/CMA to extend the time period for tipping of inert waste and to revise the final restoration contours at Sandybridge Farm, Main Road, Kingsley, Bordon. (Application No. 24847/031) (Site Ref: EH025) be granted subject to the conditions detailed 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:	No
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	No
Corporate Improvement plan link number (if appropriate):	
OR	
This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:	
The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.	

Section 100 D - Local Government Act 1972 - background documents

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

DocumentLocation

Variation of condition 1 of planning permission F24847/015/CMA to extend the time period for tipping of inert waste and to revise the final restoration contours at Sandybridge Farm, Main Road, Kingsley, Bordon. (Application No. 24847/031) (Site Ref: EH025)

County Planning
E II West
The Castle
Winchester

CONDITIONS

Commencement

1. The development hereby permitted shall be begun within 6 months of the date of this permission. Written notification of the date of commencement shall be sent to the Mineral Planning Authority within seven days of such commencement.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990 and to ensure the site is restored by April 2015.

Time limit

2. The development hereby permitted shall be for a limited period only, with tipping of inert waste ceasing on the site by 30 June 2017 and the land restored to agriculture in accordance with the approved plans and particulars by 31 December 2017.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 and to secure the visual amenity of the locality and that the land is brought up to the requisite standard such that with the approved aftercare it can fulfil its approved after-use of agriculture.

Plans and Particulars

3. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice including:
 - Geotechnical Risk Assessment /slope stability;
 - Air Quality Assessment;
 - Transport Assessment;
 - Ecological Assessment including Amphibian and Reptile Report; confidential badger report, and habitat and species translocation report;
 - Flood Risk Assessment;
 - Visual Impact Appraisal

Reason: To ensure that the development is carried out in accordance with the approved details.

Working Scheme

4. The development shall be implemented strictly in accordance with the method of working, infilling and restoration hereby approved.

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

Layout and site access

5. The vehicular access to the site shall be from the B3004 via the existing Lode Farm Quarry and plant site access only with the internal site haul roads and the site set out in accordance with the approved plans and particulars such that vehicles may enter and leave the site in forward gear and there is safe and managed control of traffic between the existing operations at Lode Farm and the proposal hereby approved.

Reason: To enable the Waste Planning Authority to exercise planning control over the development and to ensure the efficient and safe operation of the site and in the interests of local amenities.

Fencing and buffer zones

6. The site shall be fenced during operations as detailed in the approved plans and particulars including protection of the wildlife buffer zone to the north of the site, protection of trees to remain, and also to ensure the required minimum 10m buffer zone between the landfill area and the Kingsley ditches are clearly demarcated.

Reason: To ensure the permission is implemented in accordance with the terms of the application and to enable the Waste Planning Authority to exercise planning control over the development and in the interests of the local environment and local amenities.

Hours of Working

7. Works relating to the preparation, tipping and restoration operations of the development hereby approved, shall only take place between the hours of 0700 and 1800 hours Monday to Friday and 0700 and 1200 hours on Saturday. works undertaken on Sundays or bank, public or national holidays.

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

8. 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 0800-1300 Saturday. There shall be no working on Sundays or recognised public holidays.

Reason: In the interests of local amenity (MWDP Policy 12).

Landscape

9. The development shall be implemented in accordance with the landscape scheme hereby approved and in accordance with detailed additional woodland planting to strengthen the southern bund and associated areas to remain which shall be submitted to the Mineral planning authority within six months from the date of this permission and thereafter implemented in the first planting season following such approval.

Reason: In the interests of local amenity to ensure the site enhances the landscape character of the area including the South Downs National Park to the north of the site (MWDP Policy 5,10,13).

10. The scheme approved in condition 9 shall use local native species and to a density, specification, timescale and a maintenance programme to be agreed with the Mineral Planning Authority in writing beforehand. Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The scheme shall be implemented as approved.

Reason: In the interests of local amenities and to enhance the character of the area and the adjacent South Downs National Park (MWDP Policy 5,10,13).

Protection of Water Environment

11. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse. 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 development shall be implemented in strict accordance with the groundwater protection and drainage details outlined in the approved plans and particular which shall be highlighted on a composite drainage and groundwater protection plan to be submitted to the Mineral Planning Authority for approval in writing and thereafter the site and associated operations shall be implemented in accordance with this scheme.

Reason: To protect the water environment and biodiversity of adjacent land and to facilitate site monitoring.

Noise and Dust

15. The development shall be implemented in full accordance with all the mitigation measures proposed in the approved plans and particulars.

Reason: In the interests of amenities of nearby residents.

16. All lorries entering and exiting the site carrying waste material shall be fully sheeted.

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

17. All practical measures shall be taken, across all outside areas within the site, to ensure no dust nuisance is caused to 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 residents.

Reason: In the interests of local amenities.

18. Other than vehicles involved in delivering waste , all vehicles and mobile plant involved in the handling of waste related to this development must be fitted with, and use, a low tonal 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.

19. Noise levels shall not exceed the background by more than 10dB(A)L90 as measured at the site boundary and the operator shall take such measures including the silencing of vehicles and mobile machinery and the provision of acoustic screening as may be necessary to ensure that these level are not exceeded.

Reason: In the interests of local amenities.

Highways

20. A log of HGVs entering and exiting the site shall be kept up to date at all times and shall be provided to the Mineral Planning Authority upon request.

Reason: To assist in the monitoring of the site.

21. The vehicles importing waste to the site shall have their wheels cleaned to prevent mud and spoil from vehicles leaving the site entering the public highway. Once the development has been commenced, these measures shall be used by all vehicles leaving the site relating to the development hereby approved and maintained in good working order for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

Reason: In the interests of highway safety

Restriction of Permitted Development Rights

22. 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; and
 - (ii) no telecommunications antenna shall be installed or erected without the prior agreement of the Waste Planning Authority in writing.

Reason: To protect the character and reasons for designation of the adjacent South Downs National Park.

Soils

23. Care shall be taken to ensure topsoils and subsoils are stored separately and that soils are temporarily stockpiled in accordance with the approved plans and particulars and managed to ensure there is where possible no double handling takes place. Soils shall only be used in the restoration scheme when they are dry and friable and similarly no works shall be undertaken on restored soils or any compaction operations taking place by

plant and machinery unless the surface and subsoil's laid are dry and friable .

Reason: To ensure the satisfactory restoration of land to agriculture and to avoid compaction of surface soils.

Flood Risk

24. The development shall be implemented in accordance with the surface water drainage scheme outlined in the Flood Risk Assessment (FRA) submitted as part of this approved development.

Reason: To ensure there will be no increase in the risk of surface water flooding on and off site.

Nature Conservation

25. Mitigation measures to prevent impacts to nature conservation and increase the biodiversity of the site shall be implemented as outlined in the ecological assessment , strategy and translocation scheme and aftercare plan comprising the plans and particulars hereby approved- including those measures detailed in the approved planning statement and shall be maintained for the duration of the development as appropriate.

Reason: In the interests of nature conservation and increasing and enhancing the character of the area and the adjacent South Downs National Park.

Advice notes to applicant

1. There is a Legal Agreement attached to this permission relating to the sue of stockpiles for restoration outside of the land within the applicants control within the Lode Farm Quarry and plant site.
2. In determining this planning application, the Mineral Planning Authority has worked with the applicant in a positive and proactive manner based providing pre-application advice to the Developer, seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

*Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order
2010)*

Policy 1 (Sustainable minerals and waste development)

The Hampshire Authorities will take a positive approach to minerals and waste development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Minerals and waste development that accords with policies in this Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the proposal or the relevant policies are out of date at the time of making the decision, the Hampshire Authorities will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Policy 2: Climate change - mitigation and adaptation

Minerals and waste development should minimise their impact on the causes of climate change. Where applicable, minerals and waste development should reduce vulnerability and provide resilience to impacts of climate change by:

- a. being located and designed to help reduce greenhouse gas emissions and the more sustainable use of resources; or
- b. developing energy recovery facilities and to facilitate low carbon technologies; and
- c. avoiding areas of vulnerability to climate change and flood risk or otherwise incorporate adaptation measures.

Policy 3: Protection of habitats and species

Minerals and waste development should not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species. The following sites, habitats and species will be protected in accordance with the level of their relative importance:

- a. internationally designated sites including Special Protection Areas, Special Areas of Conservation, Ramsar sites, any sites identified to counteract adverse effects on internationally designated sites, and European Protected Species;
- b. nationally designated sites including Sites of Special Scientific Interest and National Nature Reserves, nationally protected species and Ancient Woodland;
- c. local interest sites including Sites of Importance for Nature Conservation, and Local Nature Reserves;
- d. habitats and species of principal importance in England;
- e. habitats and species identified in the UK Biodiversity Action Plan or Hampshire Authorities' Biodiversity Action Plans.

Development which is likely to have a significant adverse impact upon such sites, habitats and species will only be permitted where it is judged, in proportion to their relative importance, that the merits of the development outweigh any likely environmental damage.

Appropriate mitigation and compensation measures will be required where development would cause harm to biodiversity interests.

Policy 5: Protected of the countryside

Minerals and waste development in the open countryside, outside the National Parks and Areas of Outstanding Natural Beauty, will not be permitted unless:

- a. it is a time-limited mineral extraction or related development; or
- b. the nature of the development is related to countryside activities, meets location needs or requires a countryside or isolated location; or
- c. the development provides a suitable reuse of previously developed land, including redundant farm or forestry buildings and their curtilages or hard standings.

Where appropriate and applicable, development in the countryside will be expected to meet highest standards of design, operation and restoration. Minerals and waste development in the open countryside should be subject to a requirement that it is restored in the event it is no longer required for minerals and waste use.

Policy 7: Conserving the historic environment and heritage assets

Minerals and waste development should protect and, wherever possible, enhance Hampshire's historic environment and heritage assets, both designated and non-designated, including the settings of these sites.

The following assets will be protected in accordance with their relative importance:

- a. scheduled ancient monuments;
- b. listed buildings;
- c. conservation areas;
- d. registered parks and gardens;
- e. registered battlefields;
- f. sites of archaeological importance; and
- g. other locally recognised assets.

Minerals and waste development should preserve or enhance the character or appearance of historical assets unless it is demonstrated that the need for and benefits of the development decisively outweigh these interests.

Policy 8: Protection of soils

Minerals and waste development should protect and, wherever possible, enhance soils and should not result in the net loss of best and most versatile agricultural land.

Minerals and waste development should ensure the protection of soils during construction and, when appropriate, recover and enhance soil resources.

Policy 9: Restoration of minerals and waste developments

Temporary minerals and waste development should be restored to beneficial after-uses consistent with the development plan.

Restoration of minerals and waste developments should be in keeping with the character and setting of the local area, and should contribute to the delivery of local objectives for habitats, biodiversity or community use where these are consistent with the development plan.

The restoration of mineral extraction and landfill sites should be phased throughout the life of the development.

Policy 10: Protecting public health, safety and amenity

Minerals and waste development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts.

Minerals and waste development should not:

- a. release emissions to the atmosphere, land or water (above appropriate standards);
- b. have an unacceptable impact on human health;
- c. cause unacceptable noise, dust, lighting, vibration or odour;
- d. have an unacceptable visual impact;
- e. potentially endanger aircraft from bird strike and structures;
- f. cause an unacceptable impact on public safety safeguarding zones;
- g. cause an unacceptable impact on:
 - i. tip and quarry slope stability; or
 - ii. differential settlement of quarry backfill and landfill; or
 - iii. subsidence and migration of contaminants;
- h. cause an unacceptable impact on coastal, surface or groundwaters;
- i. cause an unacceptable impact on public strategic infrastructure;
- j. cause an unacceptable cumulative impact arising from the interactions between minerals and waste developments, and between mineral, waste and other forms of development.

The potential cumulative impacts of minerals and waste development and the way they relate to existing developments must be addressed to an acceptable standard.

Policy 11: Flood risk and prevention

Minerals and waste development in areas at risk of flooding should:

not result in an increased flood risk elsewhere and, where possible, will reduce flood-risk overall;

Integral Appendix C

- b. incorporate flood protection, flood resilience and resistance measures where appropriate to the character and biodiversity of the area and the specific requirements of the site;
- c. have site drainage systems designed to take account of events which exceed the normal design standard;
- d. not increase net surface water run-off; and
- e. if appropriate, incorporate Sustainable Drainage Systems to manage surface water drainage, with whole-life management and maintenance arrangements.

Policy 12: Managing traffic

Minerals and waste development should have a safe and suitable access to the highway network and where possible minimise the impact of its generated traffic through the use of alternative methods of transportation such as sea, rail, inland waterways, conveyors, pipelines and the use of reverse logistics. Furthermore, highway improvements will be required to mitigate any significant adverse effects on:

- a. highway safety;
- b. pedestrian safety;
- c. highway capacity; and
- d. environment and amenity.

Policy 13: High-quality design of minerals and waste development

Minerals and waste development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape and townscape.

The design of appropriate built facilities for minerals and waste development should be of a high-quality and contribute to achieving sustainable development.

Policy 20 Local land Won Aggregates

An adequate and steady supply of locally extracted sand and gravel will be provided by maintaining a landbank of permitted sand and gravel reserves sufficient for at least seven years from:

1. the extraction of remaining reserves at the following permitted sites:
 - i. Bramshill Quarry, Bramshill (sharp sand and gravel)
 - ii. Eversley Common Quarry, Eversley (sharp sand and gravel)
 - iii. Eversley Quarry (Chandlers Farm), Eversley (sharp sand and gravel)
 - iv. Mortimer Quarry, Mortimer West End (sharp sand and gravel)
 - v. Badminton Farm (Fawley) Quarry, Fawley (sharp sand and gravel)
 - vi. Bury Farm (Marchwood) Quarry, Marchwood (sharp sand and gravel)
 - vii. Bleak Hill Quarry (Hamer Warren), Harbridge (sharp sand and gravel)
 - viii. Avon Tyrell, Sopley (sharp sand and gravel)
 - ix. Downton Manor Farm Quarry, Milford on Sea (sharp sand and gravel)
 - x. Blashford Quarry (including Plumley Wood / Nea Farm), near Ringwood (sharp sand and gravel / soft sand)
 - xi. Roke Manor Quarry, Shootash (sharp sand and gravel)
 - xii. Frith End Sand Quarry, Sleaford (soft sand)
 - xiii. Kingsley Quarry, Kingsley (soft sand)

2. Extensions to the following existing sites, provided the proposals address the development considerations outlined in 'Appendix A - Site allocations':
 - i. Bleak Hill Quarry Extension, Harbridge (sharp sand and gravel) (Inset Map 13) – 0.5 million tonnes
 - ii. Bramshill Quarry Extension (Yateley Heath Wood), Blackbushe (sharp sand and gravel) (Inset Map 1) – 1.0 million tonnes

new sand and gravel extraction sites, provided the proposals address the development considerations outlined in 'Appendix A - Site allocations':

- i. Roeshot, Christchurch (sharp sand and gravel) (Inset Map 11) – 3.0 million tonnes
- ii. Cutty Brow, Longparish (sharp sand and gravel) (Inset Map 3) – 1.0 million tonnes
- iii. Hamble Airfield, Hamble-le-Rice (sharp sand and gravel) (Inset Map 9) – 1.50 million tonnes
- iv. Forest Lodge Home Farm, Hythe (soft sand / sharp sand and gravel) (Inset Map 10) – 0.57 million tonnes
- v. Purple Haze, Ringwood Forest (soft sand / sharp sand and gravel) (Inset Map 12) – 4.0 million tonnes

4. Proposals for new sites outside the areas identified in Policy 20 (including extension of sites identified in Policy 20 (1)) will be supported where:

- a. monitoring indicates that the sites identified in Policy 20 (1), (2) or (3) are unlikely to be delivered to meet Hampshire's landbank requirements and / or the proposal maximises the use of existing plant and infrastructure and available mineral resources at an existing associated quarry; or
- b. the development is for the extraction of minerals prior to a planned development; or
- c. the development is part of a proposal for another beneficial use, or
- d. the development is for a specific local requirement.

The extension and new sites identified above are shown on the 'Policies Map'.

Policy 25: Sustainable waste management

The long-term aim is to enable net self-sufficiency in waste movements and divert 100% of waste from landfill. All waste development should:

- a. encourage waste to be managed at the highest achievable level within the waste hierarchy; and
- b. reduce the amount of residual waste currently sent to landfill; and
- c. be located near to the sources of waste, or markets for its use; and / or
- d. maximise opportunities to share infrastructure at appropriate existing mineral or waste sites.

The co-location of activities with existing operations will be supported, where appropriate, if commensurate with the operational life of the site, and where it would not result in intensification of uses that would cause unacceptable harm to the environment or communities in a local area (including access routes), or prolong any unacceptable impacts associated with the existing development. Provision will be made for the management of non-hazardous waste arisings with an expectation of achieving by 2020 at least:

- 60% recycling; and
- 95% diversion from landfill.

Policy 27: Capacity for waste management development

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

2.62mtpa of non-hazardous waste;

2.49mtpa of inert waste;

0.16mtpa of hazardous waste.

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

0.29mtpa of non-hazardous recycling capacity; and

0.39mtpa of non-hazardous recovery capacity; and

1.4mt of non-hazardous landfill void.

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

a. the use of existing waste management sites; or

b. extensions to suitable sites:

i. that are ancillary to the operation of the existing site and improve current operating standards, where applicable, or provide for the co-location of compatible waste activities; and

ii. which do not result in inappropriate permanent development of a temporary facility and proposals for ancillary plant, buildings and additional developments that do not extend the timescale for completion of the development; or

c. extension of time to current temporary planning permissions where it would not result in inappropriate development; or

d. new sites to provide additional capacity (see Policy 29 - Locations and sites for waste management).

Policy 30: Construction, demolition and excavation waste development

Where there is a beneficial outcome from the use of inert construction, demolition and excavation waste in developments, such as the restoration of mineral workings, landfill engineering, civil engineering and other infrastructure projects, the use will be supported provided that as far as reasonably practicable all materials capable of producing high quality recycled aggregates have been removed for recycling. Development to maximise the recovery of construction, demolition and excavation waste to produce at least 1mtpa of high quality recycled/secondary aggregates will be supported.

EAST HAMPSHIRE DISTRICT LOCAL PLAN: JOINT CORE STRATEGY

Adopted by East Hampshire District Council - 8 May 2014

(for the area outside of the South Downs National Park)

CP1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council and National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). They will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council and National Park Authority will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

CP19 DEVELOPMENT IN THE COUNTRYSIDE

The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6). Within the South Downs National Park the pursuit of National Park purposes will be paramount.

CP20 LANDSCAPE

The special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to:

- a) conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan;
- b) protect and enhance local distinctiveness sense of place and tranquillity by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;
- c) protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;
- d) protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;
- e) incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;
- f) maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure).

Priority will be given to working with landowners and others in order to ensure that land management practices improve public access to the countryside, conserve and enhance valued landscapes of major importance for wild flora and fauna, and restore landscapes where valued features have been lost or degraded.

CP21 BIODIVERSITY

Development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment.

New development will be required to:

a) maintain, enhance and protect district wide biodiversity, in particular the nature conservation designations (see Map 2).

i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar (International);

ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves (National);

iii) Sites of Importance for Nature Conservation (SINC) (Hampshire) and Local Nature Reserves (LNR).

b) extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important trees, rivers, river corridors and hedgerows, but which are not included in designated sites.

c) contribute towards maintaining a district-wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space. This will help to prevent the fragmentation of existing habitats and allow species to respond to the impacts of climate change by making provision for habitat adaptation and species migration. This is supported by Policy CP28 (Green Infrastructure) and the District's Green Infrastructure work.

d) ensure wildlife enhancements are incorporated into the design to achieve a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts are avoided where possible or, if unavoidable, they are appropriately mitigated for, with compensatory measures only used as a last resort.

e) protect and, where appropriate, strengthen populations of protected species;

f) protect and enhance open spaces in accordance with the District's 'Open Space,

Sports and Built Facilities Study', Policy CP17 (Protection of open space, sport & recreation) and Policy CP28 (Green Infrastructure). The provision of open space should be in advance of the relevant new developments being occupied.

CP26 WATER RESOURCES/WATER QUALITY

Development will be required to protect the quality and quantity of water, and make efficient use of water. Development will be permitted provided that:

a) it protects and enhances the quality and quantity of groundwater, surface water features and controls aquatic pollution to help to achieve the requirements of the European Water Framework Directive;

b) it has an adequate means of water supply (even in a drought), sufficient foul and surface water drainage and adequate sewage treatment capacity.

Development

must be phased to take into account the timing of any water and/or wastewater infrastructure required which must be in place prior to the occupation of development. The developer must show that additional provision or improvement of local infrastructure is required and demonstrate that adequate funding is available for that infrastructure in advance of development taking place;

c) demand management technologies are incorporated to meet the appropriate

levels of the Code for Sustainable Homes as set out in Policy CP24.

Development within Groundwater Source Protection Zones will only be permitted provided that it has no adverse impact on the quality of the groundwater source or a risk to its ability to maintain a public water supply.

Proposals by service providers for the delivery of wastewater services to meet the needs generated by new development and by existing communities will be encouraged and/or permitted, subject to other relevant policies.

The Council and National Park Authority have a duty to take account of the Water Framework Directive (WFD) objectives. Any development which will impact on a known water body will be required to seek out opportunities to introduce mitigation

and enhancement measures to help ensure the objectives of the WFD are met.

The site identified for the Havant Thicket reservoir will be safeguarded from development (see Map 3).