

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting - 15 November 2023

Update Report from Assistant Director of Waste & Environmental Services

Item No: 6

Revised Application - Variation of condition 7 (volume of waste) and 13 (HGV Movements) of Planning Permission 19/00200/HCS at North Winchester Farm, Stoke Charity Road, Kings Worthy SO21 2RP (Application No. 21/00832/HCS Site Ref. WR240)

1) Amendments to the report and clarification:**Commentary**

Update to paragraph 123 (change highlighted in *italic*):

Under Condition 2 of planning permission [19/00200/HCS](#), the movement of HGVs to and from the site are restricted to: 07:00 - 20:00 hours on Monday to Friday and 07:00 - 13:00 hours on Saturday.

Update to paragraph 124 (change highlighted in *italic*):

At current permitted levels, 40 two-way HGV movements (20 HGVs) equates to *3.1 two-way movements (1.5 HGVs)* per hour on Monday to Friday and 6.6 two-way movements (3.3 HGVs) per hour on Saturdays.

Update to paragraph 125 (change highlighted in *italic*):

The proposed 80 two-way movements (40 HGVs) represent a doubling of permitted movements, equating to equating to *6.2 two-way movements (3.1 HGVs)* per hour on Monday to Friday and 50 two-way movements, equating to 8.3 two-way movements (4.1 HGVs) per hour on Saturdays.

Update to paragraph 145 (change highlighted in *italic*)

Should approval be given by the Regulatory Committee, if third party land ownership matters prove material and prevent necessary mitigation works being delivered as required by the planning obligations, the legal agreement containing the planning obligations *would* restrain the implementation of the permission until the necessary mitigation was completed.

Update to paragraph 160 (change highlighted in *italic*)

Whilst vehicle movements on the public highway beyond the site haul road are a material planning concern in terms of input from *the Local Highway Authority (safety and capacity matters)*, *HGV-related noise is not a concern for WCC along the HGV Route*, according to the applicant's Acoustic Advisors. *This matter is further discussed in more detail below.*

2) Information received following publication of the officers report

a) On the 08 November 2023, information was submitted by an objector to the application citing that due to increasing HGV emissions in the air locally, some properties in Eversley Gardens (close to and accessed from Lovedon Lane and its junction with the A33) at the southern end of the Ecogen HGV route are finding their heat-ventilation filters capturing black dust and particulate matter, suggesting air pollution is increasing.

A company called Enviroair who maintain and replace these filters annually provided a supporting letter (with photos) stating that over the last five years since they commenced servicing these properties, the black dust and particulate matter being observed is increasing in concentration annually and is indicative of proximity to a busy road. These properties are located adjacent to and within 100m of Lovedon Lane and within 120 - 150m of the A33. The latter is a well trafficked road linking Basingstoke and Winchester as well as to the M3 and A34. It is also acknowledged that many other HGV's use Lovedon Lane, not just Ecogen vehicles.

This submission was forwarded to the applicant for comment. Due to the lateness of the submission, officers have been unable to include a response from the applicant to date. Any response received will be reported verbally to the Regulatory Committee.

b) On the 10 November 2023, information was submitted by the same objector noted above, citing that on 26 and 27 September 2023, the applicant exceeded their permitted daily HGV allowances of 20 HGVs (40 two-way movements) as controlled by condition 13 on extant planning permission [19/00200/HCS](#).

A log containing HGV registration numbers of HGVs entering and exiting the Ecogen site was provided. This submission was forwarded to the applicant for comment. The applicant records all HGVs entering and exiting the site. Due to the lateness of the submission, officers have been unable to include a response from the applicant to date. Any response received will be reported verbally to the Regulatory Committee.

c) On the 13 November 2023, supplementary information was submitted by an objector and landowner, who owns land adjacent to the disused railway overbridge on Lovedon Lane, reiterating that they would not allow the approved mitigatory works (see **Appendix E3**) in the report - involving the cutting back of

the eastern embankment and the installation of a retaining wall - as proposed by the applicant and accepted by the Local Highway Authority.

There is disagreement between the positions of the adjacent landowner and the applicant over whether the proposed highway mitigation works would take place on existing highway or on private land outside of the highway. However the County Council has made it clear to the applicant that should adjacent landowner agreement be required to deliver necessary safety mitigation and any landowning party refuses to allow the mitigation works to proceed then the permission would be restrained from being implemented under the terms of the relevant legal agreement.

Any further responses received will be reported verbally to the Regulatory Committee.

3) Additional informative to be added as follows:

There is a legal agreement associated with this permission to ensure that the required mitigatory works to the public highway are completed to ensure levels of road safety are maintained along the Heavy Goods Vehicle route between the site's vehicular access with Stoke Charity Road and at the agreed locations along Stoke Charity Road and Lovedon Lane.

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