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NOTICE OF MEETING

Meeting	Regulatory Committee
Date and Time	Wednesday 16th September, 2020 at 10.00 am
Place	Virtual Teams Meeting - Microsoft Teams
Enquiries to	members.services@hants.gov.uk

John Coughlan CBE
Chief Executive
The Castle, Winchester SO23 8UJ

FILMING AND BROADCAST NOTIFICATION

This meeting will be recorded and broadcast live on YouTube via the County Council's website.

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence received.

2. DECLARATIONS OF INTEREST

All Members who believe they have a Disclosable Pecuniary Interest in any matter to be considered at the meeting must declare that interest and, having regard to the circumstances described in Part 3 Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore all Members with a Non-Pecuniary interest in a matter being considered at the meeting should consider whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, consider whether it is appropriate to leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with the Code.

3. MINUTES OF PREVIOUS MEETING

To confirm the minutes of the previous meeting

4. DEPUTATIONS

To receive any deputations notified under Standing Order 12.

5. CHAIRMAN'S ANNOUNCEMENTS

To receive any announcements the Chairman may wish to make.

6. FOREST LODGE HOME FARM, HYTHE (Pages 5 - 34)

To consider a report from the Head of Strategic Planning regarding the variation of conditions 16 of planning permission 18/11586 to allow additional mobile kit (Excavator, Dumper truck, and cell engineering equipment) on site to improve operation efficiency at Forest Lodge Home Farm, Fawley Road, Hythe SO45 3NJ (No. 20/10282) (Site Ref: NF271)

7. HAMER WARREN QUARRY (BLEAK HILL), NEAR RINGWOOD (Pages 35 - 114)

To consider a report from the Head of Strategic Planning on the following:

- 1) Application for permission for an extension of mineral working at Hamer Warren Quarry, to extract some 600,000 tonnes of sand and gravel from Bleak Hill III, including works to create an extended haul road and back filling with inert material and progressive restoration to agriculture with increased nature conservation and biodiversity enhancements until 31 December 2025 at Bleak Hill III (No. 19/11326)
- 2) Variation of Condition 1 of Planning Permission 19/10014 to allow an extension of time for the working of minerals and the tipping of materials at Bleak Hill I and II until 31 December 2025 (19/11325)
- 3) Variation of Condition 1 of Planning Permission 19/10015 to allow an extension of time for an aggregate recycling plant and operations at Bleak Hill I until 31 December 2025 (19/11324)

At Hamer Warren Quarry, Harbridge Drove, Nr Ringwood BH24 3PX
(Site Ref: NF091)

ABOUT THIS AGENDA:

On request, this agenda can be provided in alternative versions (such as large print, Braille or audio) and in alternative languages.

Agenda Item 3

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY COUNCIL
held virtually via Microsoft Teams on Wednesday 29th July, 2020

Chairman:

* Councillor Peter Latham

- | | |
|---------------------------------|-------------------------------|
| * Councillor Lance Quantrill | * Councillor Alexis McEvoy |
| * Councillor Christopher Carter | * Councillor Neville Penman |
| * Councillor Mark Cooper | * Councillor Stephen Philpott |
| * Councillor Rod Cooper | * Councillor Roger Price |
| Councillor Roland Dibbs | Councillor Jan Warwick |
| * Councillor Jane Frankum | Councillor David Harrison |
| * Councillor Andrew Gibson | * Councillor Pal Hayre |
| * Councillor Keith House | |
| Councillor Gary Hughes | |
| * Councillor Wayne Irish | |

*Present

199. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Gary Hughes and Councillor Jan Warwick. Councillor Pal Hayre attended as a deputy for Councillor Warwick.

200. **DECLARATIONS OF INTEREST**

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3, Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, considered whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

201. **MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting were reviewed and agreed.

202. **DEPUTATIONS**

The deputation procedure was explained by the Chairman and it was confirmed that 10 deputations had been received for the meeting.

203. CHAIRMAN'S ANNOUNCEMENTS

There were no formal announcements.

204. WATERBROOK ESTATE, ALTON

Variation of conditions 5, 11 & 18 of planning permission 51471/003 to allow for restricted night-time activities including importation of road planings at Unit 5-6 Waterbrook Estate, (formerly referred to as Unit 7), Waterbrook Road, Alton GU34 2UD (Application No. 51471/007 Site Ref: EH156)

The Committee considered a report from the Head of Strategic Planning (item 6 in the minute book) regarding variation of three conditions at Waterbrook Estate in Alton.

The officer introduced the item and the history of the application. Members were reminded of the location and details of the site following it previously appearing at Committee in 2018, when a similar application was refused. The subsequent appeal was dismissed by the Inspectorate on the grounds of requiring a night-time HGV routing agreement.

The Committee received 10 deputations on this item. Helen and Martyn Boyce, Nick Weeks, Rachel Palmer, Peter White and Justin Laughton all spoke against the application. There were concerns regarding long-term health with night movements of vehicles and it was felt that this would make a mockery of guidelines in place to protect residents. There was already a lot of noise at weekends and concerns after the applicant was felt to be breaching conditions previously. Little correspondence had taken place with the applicant and it was requested that a temporary permission be considered to monitor how disruptive the change to conditions would be.

Councillor Graham Titterington from Alton Town Council highlighted how despite being on industrial estate, the site was still close to housing and despite noise levels being declared appropriate, disagreed with the conclusion following tests on the projected sound levels.

Councillor Suzie Burns from East Hampshire District Council addressed Committee and questioned whether there was a real need for the change of conditions and night time operations. There were also concerns that the assessment was not accurate as they were done from the ground level of the properties and not the bedrooms, which were more in line with the site and would be subjected to any additional night-time noise. Councillor Burns also stressed that the screening proposed should be allowed to establish and be effective before work could continue.

County Councillor's Mark Kemp-Gee and Andrew Joy also shared their concerns regarding the site and the proposed changes. Councillor Joy echoed Councillor Burns' reservations over the sound assessment, agreeing that the receptors had not been accurately placed and therefore the result was not a true representation.

John Palmer spoke on behalf of the applicant and reminded Committee that other

operators within the industrial estate already worked through the night. He rejected the accusations made about the operations at the site from deputations. The locations of the receptors assessed had been approved from the Environmental Health Officer and were a recognised industry standard and felt the results were accurate. Whilst there was currently no liaison panel in place, Mr Palmer agreed that this would be beneficial and could be looked into. An informative on the establishment of a liaison panel was included on the proposed decision notice.

During questions of the deputations, it was confirmed that residents hadn't diarised incidents that had happened.

During questions of the officers, the following points were clarified:

- There had been four complaints made in 2020 on noise and dust and nine in 2019, which had been thoroughly investigated by the Monitoring Enforcement team;
- Records and CCTV had verified that noise and dust issues had been from a different site within the industrial estate;
- Issues with stockpiles heights had been addressed and posts had been installed to assist with measuring the limits;
- None of the more recent visits had shown breaches of conditions, but the site would continue to be monitored.

During debate, Councillor Quantrill shared concerns over making a temporary permission, as it would only be delaying a permanent decision being made and would require it coming back to Committee. Councillor Philpott reminded the Committee that the modelling and projected noise implications at night were not guaranteed and it was important that the applicant could prove that they could operate without too much disruption to residents, and therefore a temporary permission could be a best outcome.

Members discussed how long would be most suitable for a temporary permission and the Head of Strategic Planning agreed that on balance a year could be appropriate. Following the debate it was concluded that the recommendation would be amended to reflect Members collective support to make the permission temporary.

RESOLVED

Subject to all parties entering into a Section 106 Agreement with the County Council to secure the routing of out of hours Heavy Good Vehicle movements to and from the site, the Director of Economy, Transport and Environment was authorised to GRANT permission subject to the conditions listed in integral appendix A and update report **for a period of one year from the date of decision.**

Voting

Favour: 13

Against 0

Abstentions: 1

205. **EVERSLEY QUARRY, EVERSLEY**

***Variation of conditions 1 & 2 of planning permission 14/00640/CMA to extend the duration for the completion of mineral extraction, infilling and restoration at Eversley Quarry, Land at Chandlers Farm, Off Fox Lane, Reading Road, Eversley RG27 0NQ (No. 19/02866/HCC)
(Site Ref: HR038)***

The Committee considered a report from the Head of Strategic Planning (item 7 in the minute book) regarding an application for Eversley Quarry in Eversley.

The officer introduced the item, and confirmed that the application had been made following permissions due to expire at the end of 2020. Several site visits had taken place historically. Members were shown aerial photos of the site, along with local farms and sites within the area that were linked to the site as part of the application.

The site had a long history, which was detailed within the report and the detail and history behind the application and variation to conditions was also summarised to Committee. Members were shown various photographs from the site, including the processing plant which had now been removed, areas that had already had extraction completed and the site access.

Good progress has been made in restoring the site, but delays have been experienced which means some areas remain. The final restoration of part of Chandler's Farm relies on the completion of neighbouring extraction areas in Berkshire (as part of the wider Eversley quarry).

Members were happy with the report and there were no questions.

RESOLVED

Planning permission was GRANTED subject to the conditions listed in Appendix A and the deed of variation to the existing Section 106 legal agreement controlling HGV numbers and the amount of mineral exported annually from the site.

Voting

Favour: 14 (unanimous)

206. **FOREST LODGE HOME FARM, HYTHE**

***Variation of conditions 16 of planning permission 18/11586 to allow additional mobile screening kit on site to improve operation efficiency at Forest Lodge Home Farm, Fawley Road, Hythe SO45 3NJ (No. 20/10282)
(Site Ref: NF271)***

This item was deferred to a future meeting.

207. **CAMROSE LINK, BASINGSTOKE**

Construction of a two-way single carriageway link between the existing Western Way/Buckland Ave mini roundabout through the former Basingstoke Football Ground and then onto A30 Winchester Road at Camrose Stadium site, Western Way, Basingstoke RG22 6HB (No. 19/03116/CMA) (Site Ref: BAH006)

The Committee considered a report from the Head of Strategic Planning (item 9 in the minute book).

The officer summarised the proposed to introduce a new road link and subsequent landscaping. Members were shown an aerial photograph of the site, which depicted the nearby residential areas. The new junction with Western Way would improve access to the site and avoid the need to use the Brighton Way roundabout. Two new access points would allow for access to new sites planned, including a housing development and discussions were continuing following the loss of part of the football ground.

Members were happy with the report and proposals and there were no questions.

RESOLVED

Planning permission was GRANTED subject to the conditions listed in Appendix A.

Voting:

Favour: 13

Against: 0

Abstain: 1

208. **MANOR FARM, MONK SHERBORNE**

Development of chalk quarry with reinstatement to agriculture using imported inert materials, together with ancillary development include site office, wheel wash, weighbridge, new access and drying shed at Land adjacent A339, Basingstoke Road, Manor Farm, Monk Sherborne RG26 (EIA) (No. 18/01064/CMA) (Site Ref: BA176)

The Committee considered a report from the Head of Strategic Planning (item 10 in the minute book) regarding a proposed chalk quarry in Monk Sherborne.

The officer introduced the item along with the history of the application, confirming there had also been a site visit for Members in 2019. A location plan was shown, and nearby areas of interest highlighted to the Committee. The new proposed access was confirmed, with better visibility and easier access to Monk Sherborne.

There had been many representations of support, primarily from users of the chalk, but there were concerns that the local development would effect the neighbouring

footpath during the initial consultation. Following the change in the access to the site, no subsequent objections had been received.

Councillor Mark Cooper shared concerns that more objections had not been received because of the sensitive location, but officers reassured that the County Archaeologist had not raised any objections and that the updated condition around flooding and drainage was very complicated and required careful consideration. Screening and planting would protect the landscape and minimise the impact of any structures on the site.

RESOLVED

Planning permission was **GRANTED** subject to the amended conditions listed in Appendix A and the update report.

Voting

Favour: 10

Against: 4

Abstain: 0

209. **BLUE HAZE, SOMERLEY**

*1) Variation of conditions 1, 3 and 4 of planning permission 07/90183 to extend the time to complete the importation of waste to the landfill until 2029, revise the landfill phasing and phasing of restoration, and the completion of landfill restoration by 2031 (**Application No. 19/10066**)*

*2) Variation of condition 2 of planning permission 11/97613 to extend the time for the use of the Waste Transfer Station until 2030 (**Application No. 19/10064**)*

*3) Variation of condition 2 of planning permission 08/92516 to extend the time for the use of the landfill gas utilisation plant until March 2040 (**Application No. 19/10063**) at Blue Haze Landfill Site, Verwood Road, Somerley, BH24 3QE (Site Ref: NF105)*

The Committee considered a report from the Head of Strategic Planning (item 11 in the minute book) regarding variations to conditions at Blue Haze landfill site.

The officer introduced the item, confirming that Blue Haze was the only landfill for Hampshire and a 10 year variation for landfilling due to the reduced amount going to landfill now. The variation to the Section 106 agreement had also been triggered by the impact of the Covid-19 pandemic and the complexity of achieving seven different signatories. Committee was also shown a location plan and site plan showing the existing site.

RESOLVED

An extension of time until 31 December 2020 was agreed for the satisfactory completion of the Deed of Variation to the Section 106 agreement for permission 19/10066 to transfer the Section 106 [S106] legal obligations relating to planning permission 07/90183, to secure:

- lorry routing agreement restricting the use of Harbridge Drove and the B3081 northwards, except for local deliveries;
- Management Agreement for Nature Conservation and the provision of footpaths/access for public recreation (including amendments to enhance the scheme of environmental compensation); and
- off-site heathland works within Plumley Wood.

This also required extensions of time until the same date for the determination of planning applications 19/10064 and 19/10063, as these were both dependant on the prior granting of 19/10066.

Upon completion of the Deed of Variation authority was agreed to be delegated to the Director of Economy, Transport and Environment to grant permission in all other respects in accordance with the resolution for planning applications 19/10066, 19/10064 and 19/10063 made at the meeting held on 17 April 2019.

Voting:

Favour: 14 (unanimous)

210. MONITORING ENFORCEMENT UPDATE

The Committee received a report from the Head of Strategic Planning (item 12 in the minute book), which summarised the Monitoring and Enforcement work undertaken by Strategic Planning during the period February 2020 – July 2020.

The officer confirmed that the Covid-19 pandemic had had a major impact on the work of the Monitoring & Enforcement team, with no normal site visits being possible since the end of March. Although regular monitoring had not been possible during that period, Officers had still been actively investigating any complaints received as well as working with other Authorities and Agencies via digital means. Following on from this, some agreements had been made with applicants on a temporary basis.

Members were happy with the report and there were no questions.

RESOLVED

The contents of the report were noted.

Chairman,

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HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	16 September 2020
Title:	Variation of conditions 16 of planning permission 18/11586 to allow additional mobile kit (Excavator, Dumper truck, and cell engineering equipment) on site to improve operation efficiency at Forest Lodge Home Farm, Fawley Road, Hythe SO45 3NJ (No. 20/10282) (Site Ref: NF271)
Report From:	Head of Strategic Planning

Contact name: Tom Uglow

Tel: 07596 242547

Email: thomas.uglow@hants.gov.uk

Recommendation

1. That planning permission be granted subject to the conditions listed in Appendix A.

Executive Summary

2. The planning application is for variation of condition 16 of planning permission 18/11586 to allow additional mobile kit (Excavator, Dumper truck, and cell engineering equipment) on site to improve operation efficiency at Forest Lodge Home Farm, Fawley Road, Hythe.
3. This application is being considered by the Regulatory Committee as Hythe and Dibden Parish Council have objected to the proposal.
4. Key issues raised are:
 - Air Quality;
 - Noise levels; and
 - The retrospective nature of the application.
5. The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
6. The site is an existing mineral extraction quarry which is safeguarded by Policy 16 (Safeguarding – minerals infrastructure) and contributes towards an adequate and steady supply of aggregates for Hampshire and surrounding areas. It is considered that the proposal would be in accordance with the relevant policies of the adopted [Hampshire Minerals and Waste Plan \(2013\)](#) and that the proposal would:

- Contribute in providing a steady and adequate supply of sand and gravel for Hampshire by allowing the screening of minerals at an existing quarry; .
 - Maintain its position as a temporary mineral's extraction site with a requirement for restoration after extraction to an agricultural use;
 - Not cause unacceptable adverse visual impact; and
 - Not cause unacceptable adverse public health and safety or unacceptable adverse amenity impacts.
7. Therefore, it is recommended that planning permission be granted subject to the conditions listed in Appendix A.

The Site

8. The site is an active sand and gravel quarry and extends over 5.6 hectares (ha) of land. The site lies approximately two kilometres to the south of the town centre of Hythe and to the west of Southampton Water.
9. Access to the site is from Fawley Road, south of which lies a roundabout junction with the A326. Access to the wider highway network is achieved via the A35 at Totton before continuing north to the M27.
10. The site lies within the countryside and is bounded by hedgerows and trees, with woodland to the north-east.
11. To the north of the site lies agricultural land, Forest Lodge Home Farm and associated buildings and residential properties. Further agricultural land is situated to the south of the site.
12. With the exception of the middle section of the western boundary, all boundaries surrounding the site include mature hedgerows and trees. The middle section of the western boundary includes the current site access which connects to the local road network, namely Fawley Road.
13. The site is situated 35 metres to the north-east of Gringo's Copse and Crampool Copse Site of Importance for Nature Conservation (SINC) and 115 metres to the south-east of Fawley North SINC. Further ecological designations in the vicinity include the Hythe to Calcot Marshes Site of Special Scientific Interest (SSSI) and Southampton and Solent Water Special Protection Area (SPA)/RAMSAR/Special Area of Conservation (SAC) sites which are located 1000 metres to the north-east of the site. The New Forest SSSI is situated 340 metres to the south-east and 570 metres to the south-west of the site. The New Forest National Park lies approximately 550 metres to the south-west of the site.
14. The Netley View residential estate and settlement of Buttsash lies immediately adjacent to the west of the site beyond Fawley Road. The nearest residential properties are found at Beech Crescent, which is located approximately 35 metres south west, 150 metres to the west and

north-west and continuing to 480 metres north of the site beyond Frost Lane.

15. The Solent Way Public Right of way (PROW) runs outside the site boundary approximately 10 metres to the east. The majority of Fawley Road has a shared footway and cycleway and uncontrolled crossings are provided close to Butts Ash Lane to the north of the site and close to Cedar Road to the south of the site.
16. Mineral extraction was initially granted permission in March 2017 (planning permission 16/10450). This gave permission for the phased (3 phases - from west to east) extraction of 468,000 tonnes of mineral and the importation of 540,000 tonnes of clean, inert waste/soil and phased backfilling to restore the site to agriculture over a period of 10 years. The phasing is set out in Appendix D of this report.
17. The development commenced on 11 July 2017. Mineral extraction extends over 4.2 ha of land within the site. The remaining area of the application site is occupied by soil storage bunds, mitigation/enhancement planting and the site management area/access. The site is dry worked, with no de-watering required with the excavation of mineral by a 360 excavator and loading shovel. Mineral is dug, screened and loaded into tipper lorry before leaving the site. The site will be progressively restored to original levels and use using inert fill and land uses of an agricultural nature.

Planning History

18. The planning history of the site is as follows:

Table One: Planning History

Application No	Proposal	Decision	Date Issued
18/11586	Variation of Conditions 19 and 20 of planning permission 16/10450 to allow screening operations to take place at Forest Lodge Home Farm, Fawley Road, Hythe, SO45 3NJ.	Granted	20/09/2019
16/10450	Extraction of soft sand and sharp sand and gravel, the construction of an improved access onto Fawley Road, the importation of inert materials and restoration of the site to agriculture.	Granted	23/03/2017

The Proposal

19. The proposal is for the variation of Condition 16 of planning permission 18/11586 (the current permission) to allow for additional mobile equipment needed for the operation of the site and the submission and approval of an updated Noise Management Plan to support this.
20. Condition 16 of planning permission 18/11586 is as follows:
Notwithstanding the provisions of Schedule 2, Part 4. Class B and Part 17 Classes A and B, of the Town & Country Planning (General Permitted Development) Order 2015 (or any subsequent amendment to the order) on-site plant and machinery shall comprise only 1 x Screener (to screen the quarry's extracted clay-rich sand only), 1 x Excavator, 1 x Loading shovel and 1 x Tractor and bowser.
21. It is proposed to amend condition 16 as follows:
Notwithstanding the provisions of Schedule 2, Part 4. Class B and Part 17 Classes A and B, of the Town & Country Planning (General Permitted Development) Order 2015 (or any subsequent amendment to the order) on-site plant and machinery shall comprise only 1x 25 tonne Excavator, 1 x13 tonne excavator, 1x Dump Truck, 1x Screener, 1x Loader, 1 x Tractor and Bowser and for cell engineering work 1x 25 tonne Dozer, 1 x26 tonne Excavator and 1x 5.5 tonne Roller.
22. The existing screener that is currently in place is not proposed to change.
23. The applicant has submitted an updated Noise Management Plan to reflect this change in mobile equipment. The application does not propose there to be an increase in noise impact from site activities. The allowable noise levels at nearby sensitive receptors, as set in Condition 28 of permission 18/11586 is not impacted by this proposal.
24. The proposal does not result in any changes to the approved hours of operation (Monday to Friday 0700 - 1800 and Saturday 0700 - 1300 with no operations on a Sunday or recognised Public Holidays) nor any changes to the approved maximum number of HGV two-way movements generated by the site on any one day (96 (48 HGVs)).
25. The site management area (located in the north-western area of the site) will also remain unchanged, retaining the following components:
 - One temporary cabin/office - single storey;
 - One temporary weighbridge;
 - One temporary wheel wash;
 - Internal access road; and
 - Designated parking area for six cars.
26. Finally, there will be no changes to the approved duration, the volume of mineral extraction, planned restoration works using imported waste/

materials are proposed or to the approved aftercare (to agriculture) as a result of the proposal.

27. The proposed development is not an EIA development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#). Although listed under Schedule 2 of the regulations, it is considered by the minerals and waste planning authority that the proposed development would not have adverse amenity impacts nor, by nature of the type, scale and location of the proposal, to cause any significant environmental effects that would benefit from the proposal being considered an EIA development.

Development Plan and Guidance

National Planning Policy Framework (2019)

28. The following paragraphs are relevant to this proposal:
- Paragraphs 11 & 12: Presumption in favour of sustainable development;
 - Paragraph 47: Determination in accordance with the development plan unless material considerations indicate otherwise;
 - Paragraphs 54 - 55 & 58: Use of planning conditions and obligations and enforcement action;
 - Paragraph 170: Conserve and enhance the natural environment;
 - Paragraphs 180: Prevent pollution of local area;
 - Paragraphs 181 - 183: Ensure development is appropriately located and effectively integrated into its setting, ensuring impacts on the local environment are mitigated; and
 - Paragraphs 203 - 208: Facilitating the sustainable use and supply of minerals.

National Planning Practice Guidance

29. The following paragraphs are relevant to this proposal:
- Paragraph 021 Reference ID: 27-021-20140306 (What are the appropriate noise standards for mineral operators for normal operations?); and
 - Paragraph 022 Reference ID: 27-022-20140306 (What type of operations may give rise to particularly noisy short-term activities and what noise limits may be appropriate?).

Hampshire Minerals & Waste Plan (HMWP) 2013

30. The following policies are relevant to the proposal:
- Policy 1 (Sustainable minerals and waste development);
 - Policy 2 (Climate change - mitigation and adaptation)
 - Policy 5 (Protection of the countryside);
 - Policy 10 (Protecting public health, safety and amenity);
 - Policy 12 (Managing traffic);

- Policy 13 (High-quality design of minerals and waste development);
- Policy 16 (Safeguarding – minerals infrastructure);
- Policy 17 (Aggregate supply - capacity and source); and
- Policy 20 (Local land-won aggregates).

NFDC Local Plan 2016-2036 Part One: Planning Strategy

31. The following policy is relevant to this proposal:
- Policy ENV3 (Design quality and local distinctiveness).

Consultations

32. **County Councillor Wade:** Objected to the proposal on the grounds that further plant machinery on the site will lead to a greater impact on its neighbours and the continued planning creep of the site.
33. **County Councillor McEvoy:** Was notified.
34. **New Forest District Council:** Was notified.
35. **New Forest District Council - Environmental Health Officer (EHO):** Requested conditions for the noise assessment of the cell engineering equipment and the provision of proactive noise monitoring of the site.
36. **Hythe & Dibden Parish Council:** Objected to the proposal due to unacceptable impact of dust and noise on neighbouring residents, The Parish Council does not feel the noise mitigation plan is acceptable.
37. **Natural England:** Has no objection.
38. **County Ecologist (HCC):** Was notified.
39. **Planning Policy (HCC):** Requests that the application is considered against policies 5, 10, 16, 17, and 20 of the Hampshire Minerals and Waste Plan (2013).
40. **Southampton Airport Safeguarding:** Has no objection.

Representations

41. Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.
- In complying with the requirements of the SCI, HCC:
 - Published a notice of the application in the [Hampshire Independent](#);
 - Placed notices of the application at the application site;

- Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
 - Notified by letter all residential properties within 100 metres of the boundary of the site.
42. As of 7 September 2020, a total of five representations to the proposal have been received. All five representations objected to the proposal. The main areas of concern raised in the objections related to the following areas:
- Dust;
 - Noise; and
 - Retrospective nature of the application.
 - Potential increase in HGV movements
43. The above issues will be addressed within the following commentary, (except where identified as not being relevant to the decision).

Climate Change

44. Hampshire County Council declared a climate change emergency on 17 June 2019. This proposed development has been subject to consideration of Policy 2 (Climate change – mitigation and adoption) of the HMWP (2013) when planning permissions originally granted in 2017. The current proposal has also been considered under Policy 10 (Protection of public health, safety and amenity) as documented in the commentary.

Commentary

Principle of the development and need

45. The site was identified as a site allocation in Policy 20 (Local land-won aggregates) of the Hampshire Minerals and Waste Plan (2013) (HMWP). The principle of the use of the site for sand and gravel extraction and restoration, through infill with inert waste, within 10 years (by 11 July August 2027) has already been established through the granting of planning permission 16/10450 in March 2017. This means the location of the site as a suitable location for mineral extraction, inert filling and restoration to agriculture has already been agreed. Therefore, the proposal has already been considered to be in accordance with the provisions of Policies 17 (Aggregate Supply – capacity and source) and 20 (Local land-won aggregate) of the HMWP (2013).
46. The applicant is not proposing any changes to the levels of sand and gravel to be extracted or for the importation of clean, inert waste for backfilling for the phased restoration of the site to agriculture. The site is

also safeguarded as an existing minerals quarry under Policy 16 (Safeguarding – minerals infrastructure) as it is required to meet current and future demands.

47. The potential impact of quarrying in this location on ecology (the countryside and on the highway (in accordance with Policies 3 (Protection of wildlife and habitats), 5 (Protection of the countryside) and 12 (Highways safety)) have also been previously examined. The proposal does not involve any other changes to operations, or the highway movements associated with the development. As the principle of the site is already in agreed, the focus here is on whether the additional equipment is appropriate in terms of amenity and other associated issues.
48. Paragraph 207 of the [National Planning Policy Framework \(NPPF\)](#) (2019) and Policy 17 (Aggregate Supply – capacity and source) of the [HMWP \(2013\)](#) require Minerals Planning Authorities to provide a steady and adequate supply of local sand and gravel. The supply of land-won aggregate is very important in order to ensure an adequate and steady supply of indigenous minerals for Hampshire and surrounding areas. Hampshire's most recent [Local Aggregates Assessment \(LAA\) 2019](#) indicates that the supply of local sand and gravel is currently at a rate of 1.18 million tonnes per annum (mtpa). This is substantially below the requirement of Policy 17 of 1.56 mtpa. Therefore, the addition of further plant machinery to enable more efficient extraction is in accordance with Policy 17 (Aggregate Supply – capacity and source) of the HMWP (2013) and the provisions of paragraph 207 of the NPPF (2019).

Visual impact and landscape

49. The concerns raised by Councillor Wade and Hythe & Dibden Parish Council in relation to impact on the surrounding area are noted.
50. Policy 13 (High-quality design of minerals and waste development) of the HMWP (2013) requires that development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape. In addition, Policy 10 (Protecting public health, safety and amenity) also protects residents from significant adverse visual impact.
51. A Landscape Visual Impact Assessment (LVIA) was submitted with planning permission 16/10450 in 2017, its findings were accepted when the application was granted. It concluded that there would be no significant landscape or visual effects both locally or on the setting of the nearby New Forest National Park.
52. The site benefits from existing screening by both natural features such as the hedgerows and tree line running across western side of the site as well as the man-made features such as screening bunds installed as part of

planning permission 16/10450. These help to disrupt the view from the nearby Netley View estate.

53. The screening detailed above reduces the visual impact of the proposed machinery and it is considered that the visual impact and effect on the locality would not be significantly different what is currently in place. The proposal is therefore considered to be in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the HMWP (2013).

Noise

54. The concerns raised about noise impacts from Councillor Wade, Hythe & Dibden Parish Council as well in representations received are noted.
55. Policy 10 (Protection of public health, safety and amenity) of the HMWP (2013) requires that any development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. Also, any proposal should not cause an unacceptable cumulative impact arising from the interactions between minerals developments and other forms of development.
56. It is possible that the proposed introduction of new plant machinery, could create impacts on the locality through additional noise sources in excess of that being generated by the current permitted development. An [Updated Noise Assessment and Noise Management Plan](#) has been submitted as part of the application to address this issue. This Assessment assessed the predicted noise contribution of additional plant and equipment from the 'normal' use of the quarry and confirms compliance with the condition 28 of the planning permission 18/11586.
57. The existing noise conditions requires that the total noise from operations at the hereby approved site shall not exceed 55dB LAeq 1 hour (free field) at the boundary of the nearest noise sensitive properties. The conditions are unchanged by the proposal.
58. It is noted that the updated Assessment only takes into consideration the following proposed equipment: one 25 tonne excavator, one 13 tonne excavator, one dump truck, one screener, one loading shovel, and one tractor and bowser. It does not consider the potentially significant noise contributions from the following proposed cell engineering equipment: one 25 tonne dozer, one 26 tonne excavator, and one 5.5 tonne roller. This contribution should have been assessed to ensure compliance with the current noise limits and the [National Planning Practice Guidance \(NPPG\)](#) which sets out guidance for the determination of planning applications for mineral extraction and identifies noise limits for such developments [Paragraph 021](#) sets out noise limits for normal day to day operations. Although [Paragraph 022](#) establishes higher temporary noise limits for up to

8 weeks in a year for short term operations this should only be taken into account for essential site preparation, restoration and construction.

59. New Forest District Council Environmental Health were consulted on the application and concluded the updated Noise Assessment has considered the noise contribution of plant and equipment from the 'normal' use of the quarry and confirms compliance with condition 28. However, significant noise contributions from equipment used on a temporary basis e.g. for cell engineering have not been considered.
60. Comments received from both Hythe and Dibden Parish Council and the Environmental Health officer show that a reactive approach to noise monitoring adopted through submitted Noise Management Plan to be unacceptable when considering the history of noise complaints that the EHO has received. It is therefore proposed that a condition be included to ensure that a noise assessment is conducted for the cell engineering equipment. This is included in Appendix A.
61. The Environmental Health Officer advised that provision be made for proactive measurements to be taken (at least annually) in accordance with the Noise Monitoring Scheme proposed through a planning condition. This is included in Appendix A. On the basis of this condition as well an additional condition for the submission of a noise assessment of the cell engineering equipment and the provisions of the submitted Updated [Noise Assessment and Noise Management Plan](#), the proposal is considered to be in accordance with Policy 10 (Protection of public health, safety and amenity) as well as the relevant development considerations set out in the site allocation in the adopted HMWP (2013) in relation to noise.

Air quality

62. The concerns raised about the impacts of the changes to the plant equipment in relation to air quality as a result of dust are noted.
63. Policy 10 (Protection of public health, safety and amenity) of the HMWP (2013) requires minerals development should not cause unacceptable dust.
64. The method of mineral extraction and storage is not proposed to change as part of this proposal. It is therefore considered that the Air Quality Assessment (originally submitted under planning permission 16/10450), which demonstrated that there would be no significant impacts or effects on local air quality subject to conditional controls over the use of on-site plant and machinery and goods vehicles entering and departing the site continues to be valid.
65. The Air Quality Assessment was reviewed by the Environmental Health Officer at the time of the granting of planning permission 16/10450 who raised no objection on the grounds of air quality impacts, provided that

conditions on a site-specific Dust Management Plan were imposed on the site.

66. Following recent discussions, the operator has offered to install a quantitative Dust Management Scheme at the site. The operator, officers and Environmental Health Officer are currently in discussions on the provisions of the scheme and its installation
67. The Environmental Health Officer was consulted on this proposal and raised no concerns. The proposal is therefore considered to be in accordance with Policy 10 (Protection of public health, safety and amenity) of the HMWP (2013).

Highways impact

68. Policy 12 (Managing traffic) of the HMWP (2013) requires minerals and waste development to 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. It also requires highway improvements to mitigate any significant adverse effects on highway safety, pedestrian safety, highway capacity and environment and amenity.
69. Concerns raised about the proposal and its impact on the highway are noted. However, there are no highways changes proposed in this application. Therefore, the proposal is in accordance with Policy 12 (Managing traffic) of the HMWP (2013).

Liaison Panel

70. A Liaison Panel was set up following the grant of planning permission 16/10450. At the time of writing, the next panel was due to sit on the 9th September 2020.

Retrospective nature of the application

71. The retrospective nature of the application has been raised as a reason for refusing the application in representations received. However, being retrospective is not a ground for refusal, unless it can be shown that there was deliberate attempt to conceal the unauthorised development.
72. In this particular case, there was no attempt to deny or conceal the activity when it was discovered by the Monitoring Officer, who found the presence of an additional 360 excavator and a dumper truck in operation at the site. decision was taken by the Minerals Planning Authority to request that an application for this additional equipment to be submitted on the 23

December 2019. This application was received by the Minerals Planning Authority on the 5 March 2020.

Conclusions

73. It is considered that the proposal would be in accordance with the relevant policies of the HMWP (2013) and would therefore:
- Contribute in providing a steady and adequate supply of sand and gravel for Hampshire as a result of the further development of an allocated sand and gravel extraction site;
 - Maintain its position as a temporary mineral's extraction site with a requirement for restoration after extraction to an agricultural use;
 - Not cause unacceptable adverse visual impact; and
 - Not cause unacceptable adverse public health and safety or unacceptable adverse amenity impacts.

Recommendation

- 70 That planning permission be granted subject to the conditions listed in Appendix A.

Appendices:

Appendix A – Conditions

Appendix B – Committee Plan

Appendix C – Phasing Plan (planning permission 16/10450)

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=21056>

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	No
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	No

OR

This proposal does not link to the Strategic Plan 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 or local planning authority.

Section 100 D - Local Government Act 1972 - background documents

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

Document

Location

20/10282
NF271

Strategic Planning
Hampshire County Council
Elizabeth II Court West
Sussex Street
Winchester
SO23 8UD

Forest Lodge Home Farm, Fawley Road,
Hythe SO45 3NJ
(Variation of conditions 16 of planning
permission 18/11586 to allow additional
mobile kit (Excavator, Dumper truck, and
cell engineering equipment) on site to
improve operation efficiency)

EQUALITIES IMPACT ASSESSMENTS:

1. Equality Duty

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Officers considered the information provided by the applicant, together with the response from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

CONDITIONS

Duration of Permission

1. Approved mineral extraction and restoration works shall cease by 11 July 2027.

Reason: To secure the satisfactory restoration of the site in accordance with Policy 9 (Restoration of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Schemes approved under 16/10450

2. The offsite highways works approved in writing by the Mineral & Waste Planning Authority on 30 October 2017 shall be retained as constructed throughout the duration of the mineral extraction and restoration works approved under Condition 1 above.

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

3. The site-specific Dust Management Scheme approved writing by the Mineral & Waste Planning Authority on 31 May 2017 shall be implemented in full throughout the duration of the mineral extraction and restoration works approved under Condition 1 above.

Reason: To ensure that the development does not have an unacceptable impact on human health and safety and is in accordance with Policy 10 (Protecting public health, safety and amenity).

4. The Soil Management Scheme approved writing by the Mineral & Waste Planning Authority on 31 May 2017 shall be implemented in full throughout the duration of the mineral extraction and restoration works approved under Condition 1 above. There shall be no export of topsoil or subsoil from the site.

Reason: To ensure the protection of the soil resource in accordance with Policy 8 (Protection of soils) of the HMWP (2013).

5. The Surface Water Management Scheme approved writing by the Mineral & Waste Planning Authority on 31 May 2017 shall be implemented in full throughout the duration of the mineral extraction and restoration works approved under Condition 1 above.

Reason: To ensure adequate measures for the management of surface water from the site and to ensure the development is in accordance with Policies 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals & Waste Plan (2013).

6. The Lighting Scheme approved in writing by the Mineral & Waste Planning Authority on 31 May 2017 shall be implemented in full throughout the duration of the mineral extraction and restoration works approved under Condition 1 above.

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

7. The Arboricultural Method Statement (AMS) approved writing by the Mineral & Waste Planning Authority on 31 May 2017 shall be implemented in full throughout the duration of the mineral extraction and restoration works approved under Condition 1 above.

Reason: To prevent damage to T3 both structurally and physiologically and to ensure the development is in accordance with Policies 3 (Protection of habitats and species) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

8. Details of enhancement landscaping works approved in writing by the Mineral & Waste Planning Authority on 31 May 2017 shall be implemented in full throughout the duration of the mineral extraction and restoration works approved under Condition 1 above.

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 for the duration of the development, unless otherwise approved in writing by the Mineral & Waste Planning Authority.

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

9. The Ecological Mitigation Strategy approved in writing by the Mineral & Waste Planning Authority on 19 June 2017 shall be implemented in full throughout the duration of the mineral extraction and restoration and aftercare works in accordance with Conditions 1, 13 and 36 of this permission.

Reason: In order to avoid ecological impacts and to ensure the development is in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals and Waste Plan (2013).

10. The conclusions of the Written Scheme of Investigation for Watching Archaeological Brief approved in writing by the Mineral & Waste Planning Authority on 31 May 2017 shall be implemented in full throughout the duration of the mineral extraction and restoration works approved under Condition 1 above.

Reason: In the interests of archaeology in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the Hampshire Minerals & Waste Plan (2013).

11. The buildings and structures on site as shown on plan 003 REV D approved in writing by the Mineral & Waste Planning Authority on 31 May 2017 shall be implemented in full throughout the duration of the mineral extraction and restoration works approved under Condition 1 above.

Not later than six months following the completion of the approved restoration works (under Condition 1 above) any buildings and structures not required for the purposes of the five year aftercare period shall be removed from the site and the land restored and integrated into the wider restoration scheme as approved in writing by the Mineral & Waste Planning Authority.

Reason: In the interests of visual and landscape impact and to ensure the development is in accordance with Policy 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Ongoing Operational Conditions

12. No Heavy Goods Vehicles (HGV) shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0700-1800 Monday to Friday and 0700-1300 Saturday. There shall be no working on Sundays or recognised Public Holidays.

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

13. The working of the site shall be carried out in a progressive manner in accordance with paragraphs 3.6-3.8 inclusive of the Environmental Statement approved under planning permission 16/10450 (except where modified by condition herein) and the following programme and drawing numbers:

- Development Timescales and Programme Chart;
- 003 REV D;
- 004 REV D;
- 005 REV D; and
- 006 REV D.

Topsoil shall not be stripped from Phase 3 until the restoration of Phase 1 has been completed in accordance with the scheme approved herein.

Reason: To enable the Mineral & Waste Planning Authority to adequately control the development and to minimise its impact on the amenities of the local area, in accordance with Policies 5 (Protection of the countryside), 9 (Restoration of minerals and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

14. Throughout the duration of the permission, contact information for the operator of the site in relation to operational impacts and in the event of an emergency at the site, shall be displayed at the entrance to the site.

Reason: In the interests of public health, safety and amenity and to ensure the development is in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

15. The eastern and western perimeter bunds shown on plan 003 REV D shall measure 2.0 metres in height from base to top except for the southern part of the western boundary where they shall taper up from north to south to 3.0 metres in height.

Reason: To ensure the development is implemented in accordance with the details assessed within the Environmental Statement and that the development is in accordance with Policies 10 (Protecting public health,

safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

16. On-site plant and machinery shall comprise only:

- One 25 tonne excavator;
- One 13 tonne excavator;
- One dump truck;
- One screener (to screen the quarry's extracted clay-rich sand only);
- One loading shovel; and
- One tractor and bowser.

The following Cell Engineering equipment is only to be permitted on site following the approval of the Revised Noise Assessment and Noise Management Plan detailed in Condition 31:

- One 25 tonne bulldozer;
- One 26 tonne excavator; and
- One 5.5 tonne roller.

Reason: To ensure that the development is implemented in accordance with the details assessed as part of the application and to ensure the development is in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

17. No crushing or washing of mineral, waste or materials shall take place on site.

Reason: To ensure that the development is implemented in accordance with the details assessed as part of the application and to ensure the development is in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

18. Excavation of mineral shall be by 360 excavator only.

Reason: In the interests of amenity, to ensure the development is implemented in accordance with the application and to ensure the development is in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

19. Prior to the tipping of waste in each phase (1, 2 and 3), a Topographical Survey of the most recently excavated phase shall be submitted to the Mineral & Waste Planning Authority for review. Tipping shall commence

following notification in writing from the Mineral & Waste Planning Authority.

Reason: For the purposes of monitoring to ensure that development is implemented in accordance with the approved plans.

20. The maximum depth of excavation shall be no lower/deeper than 1.5 metres above the inferred groundwater level of 24th February 2016 as shown on drawings 009 Rev A and 010 Rev, and in any event no lower than 26 metres AOD.

Reason: To protect the water environment in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013) and for the avoidance of doubt to ensure the development is implemented in accordance with the approved details

21. In the event groundwater is encountered within the mineral extraction void, no further excavation of mineral shall take place. An assessment of the impact on the water environment as a result of continued working, and any recommended mitigation measures associated with this shall be submitted to and approved in writing by the Mineral & Waste Planning Authority. Once approved, the mitigation shall be implemented in full throughout the duration of mineral extraction operations.

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

22. The development shall be implemented in accordance with the Arboricultural Impact Assessment (dated 13 June 2016) and Tree Protection Plan (dated July 2016) approved under planning permission 16/10450. The tree protection barriers shall be retained as approved throughout the duration of development.

Reason: In the interests of biodiversity, landscape character and visual amenity in accordance with Policies 3 (Protection of habitats and species), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

23. Heavy Goods Vehicle (HGV) movements to and from the site shall be restricted to no more than 96 per day. A daily record of HGVs entering

and leaving the site shall be kept at the site and made available to the Mineral & Waste Planning Authority on request.

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

24. Access to the site shall only be from the access shown on plan HT/001 Rev 2 from Fawley Road. Heavy Goods Vehicles (HGVs) shall turn right into the site and left out of the site only. A sign stating that all HGVs shall turn left out of the site shall be displayed throughout the duration of the development in a location visible to drivers within the site and near to the highway access.

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

25. The Site Management Area and access haul road specifications approved in writing by the Mineral & Waste Planning Authority on 14 November 2017 shall be retained and maintained free of potholes in full throughout the duration of the mineral extraction and restoration works approved under Condition 1 above.

Reason: To limit the potential for the generation of dust and to mitigate against mud and debris from being tracked onto the public highway in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

26. All Heavy Goods Vehicles entering or leaving the site loaded with waste or materials shall be securely sheeted.

Reason: In the interests of highway safety to prevent the deposition of material on the public highway or the generation of wind-blown dust in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

27. No vehicle shall leave the site unless it has been cleaned sufficiently to prevent mud and spoil being carried on to the public highway. In the

event that mud and spoil from vehicles leaving the site is deposited on the public highway, measures shall be taken to clean the highway. In any event at the end of each working day the highway shall be cleaned to the satisfaction of the Mineral & Waste Planning Authority.

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

Noise

28. The total noise from operations at the hereby approved site shall not exceed 55dB LAeq 1 hour (free field) at the boundary of the nearest noise sensitive properties (as identified within chapter 8 of the Environmental Statement approved under planning permission 16/10450).

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

29. The noise level from work to facilitate essential site preparation, restoration and construction of baffle mounds shall not exceed 70 dB LAeq 1 hour (free field) at the boundary of noise sensitive premises for a period of up to eight weeks in one calendar year. Written records of the duration of such works shall be kept on site and made available for inspection by the Mineral & Waste Planning Authority upon request.

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

30. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specification at all times, shall be fitted with and use effective silencers and be fitted with and use white-noise type reversing alarms.

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

31. Prior to the commencement of the infilling of Phase 1, as shown on Working Plan Phases 003 REV D, or within 6 months of the granting of this permission, a revised Noise Assessment and Noise Management

Plan will be submitted to the Minerals Planning Authority for approval in writing. The revised Noise Assessment and Noise Management Plan will contain assessment of the following cell engineering equipment listed in Condition 16:

- One 25 tonne bulldozer;
- One 26 tonne excavator; and
- One 5.5 tonne roller.

The Revised Noise Assessment and Noise Management Plan will contain provision for an annual noise survey of the site at sensitive receptors to be made available to the Minerals Planning Authority at their request. The approved Noise Assessment and Noise Management Plan shall be implemented as approved.

Reason: In the interest of public amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013). This is a prior commencement condition to ensure public health and amenity.

Protection of Water Environment

32. Surface water draining from areas of hardstanding shall be passed through an oil interceptor or series of oil interceptors, prior to being discharged into any watercourse, soakaway or surface water sewer. The interceptor(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water shall not pass through the interceptor(s). Vehicle washdowns and detergents shall not be passed through the interceptor.

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

33. All cleaning and washing of vehicles, plant, equipment and machinery should be carried out in areas isolated from any surface water system and only draining to the foul drainage system or sealed system. The area should be clearly marked and a kerb surround provided.

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

34. Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata or sewer. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

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

Permitted Waste Type and Storage

35. Only inert waste/materials for the purposes of the approved restoration operations (approved under planning permission 16/10450) shall be imported to the site.

Reason: To ensure the development is implemented in accordance with the details assessed within the Environmental Statement and that the development is in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

36. Stockpiles of waste or materials stored or deposited on site shall not exceed 39 metres AOD (2 metres above existing ground level as shown on drawing 008 Rev 1) at the highest point.

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

Restoration

37. The site shall be progressively restored to agriculture in accordance with drawing no. 007 REV C and Technical Appendices 10.6 Landscape of the Environmental Statement both approved under planning permission 16/10450.

Reason: To ensure satisfactory restoration in accordance with Policies 5 (Protection of the countryside) and 9 (Restoration of minerals and waste developments of the Hampshire Minerals & Waste Plan (2013).

Aftercare

38. The Aftercare scheme approved in writing by the Mineral & Waste Planning Authority on 19 December 2018 (under planning permission 16/10450) shall be implemented in full following written confirmation that the approved restoration has been completed to the satisfaction of the Mineral & Waste Planning Authority in accordance with Condition 37 above.

Reason: To ensure that the land is satisfactorily restored in accordance with Policy 9 (Restoration of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Plans & Particulars

39. The development hereby permitted shall be carried out in accordance with the following approved plans: 001Rev1, 002Rev1, 008Rev1, 009RevA, 010RevA, 007RevC, 011RevC, 003RevD, 004RevD, 005RevD, 006RevD and the Updated Noise Assessment & Noise Management Plan.

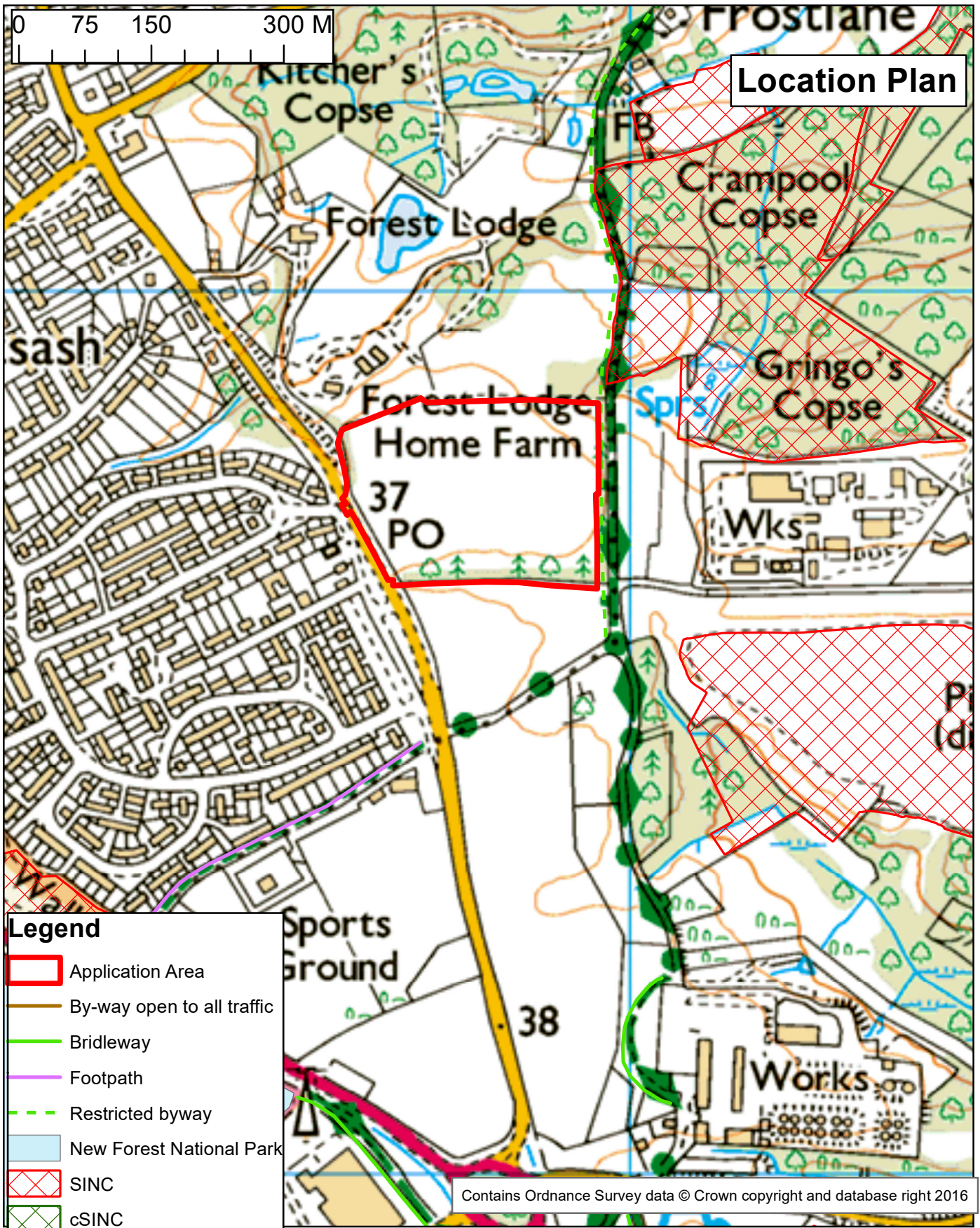
Reason: For the avoidance of doubt and in the interests of proper planning.

Note to Applicants

1. In determining this planning application, the Mineral & Waste Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the 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) Order 2015.
2. For the purposes of matters relating to this decision Heavy Goods Vehicles (HGVs) are defined as vehicles over 3.5 tonne un-laden).
3. The existing Liaison Panel should continue between the site operator, Waste Planning Authority and community representatives at a suitable frequency to facilitate effective engagement with stakeholders in the

interests of promoting communication between the site operator and local community.

4. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts



Variation of conditions 16 of planning permission 18/11586 to allow additional mobile kit (Excavator, Dumper truck, and cell engineering equipment) on site to improve operation efficiency at Forest Lodge Home Farm, Fawley Road, Hythe SO45 3NJ

Application No: 20/10282

Site Reference: NF271

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Drawn by: Strategic Planning

Regulatory Committee

Date: 16 September 2020

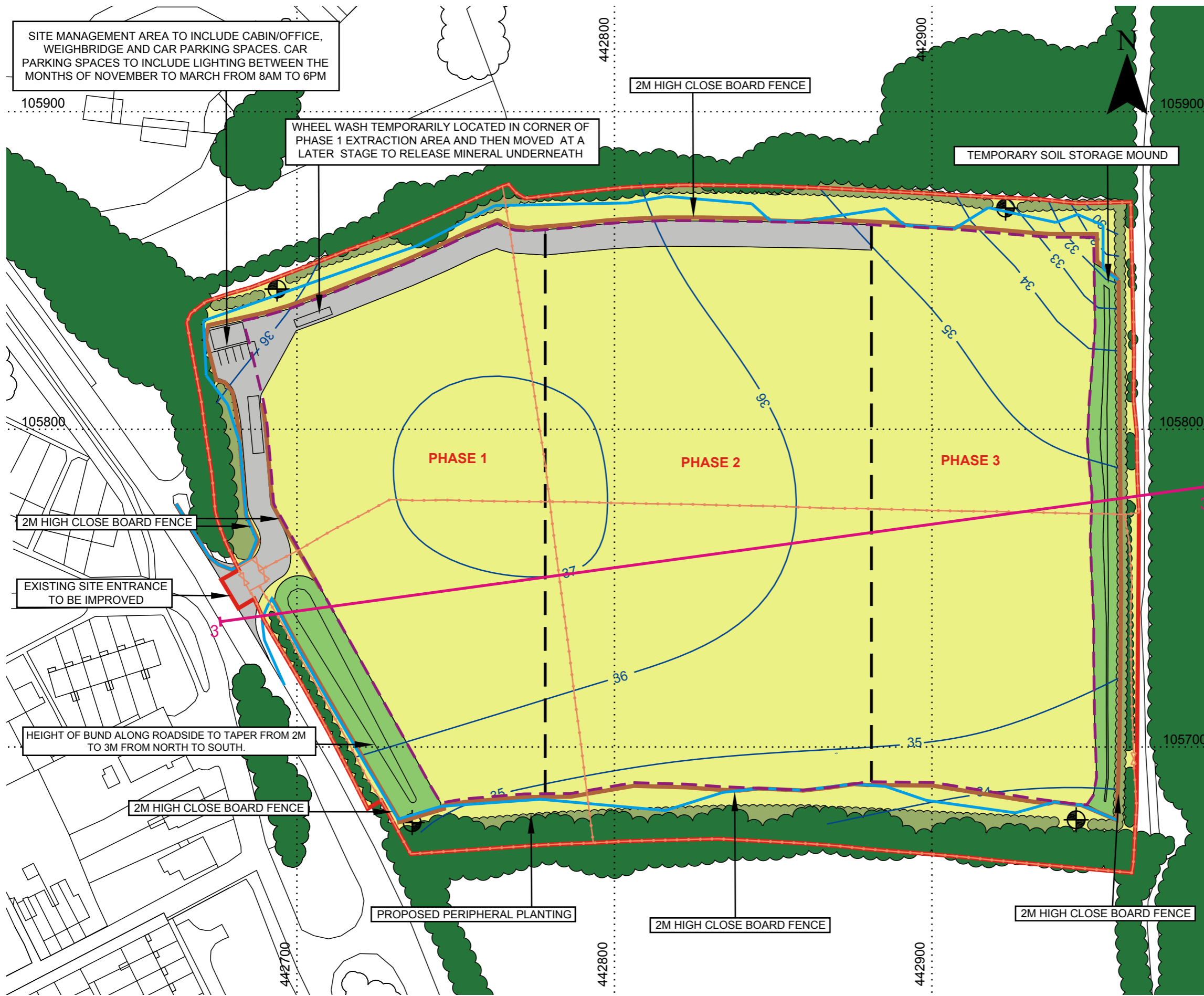
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**Hampshire
County Council**

Economy, Transport and Environment

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SITE MANAGEMENT AREA TO INCLUDE CABIN/OFFICE, WEIGHBRIDGE AND CAR PARKING SPACES. CAR PARKING SPACES TO INCLUDE LIGHTING BETWEEN THE MONTHS OF NOVEMBER TO MARCH FROM 8AM TO 6PM

WHEEL WASH TEMPORARILY LOCATED IN CORNER OF PHASE 1 EXTRACTION AREA AND THEN MOVED AT A LATER STAGE TO RELEASE MINERAL UNDERNEATH

2M HIGH CLOSE BOARD FENCE

TEMPORARY SOIL STORAGE MOUND

2M HIGH CLOSE BOARD FENCE

EXISTING SITE ENTRANCE TO BE IMPROVED

HEIGHT OF BUND ALONG ROADSIDE TO TAPER FROM 2M TO 3M FROM NORTH TO SOUTH.

2M HIGH CLOSE BOARD FENCE

PROPOSED PERIPHERAL PLANTING

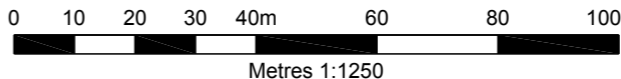
2M HIGH CLOSE BOARD FENCE

2M HIGH CLOSE BOARD FENCE

REV B ALTERATIONS TO SOIL BUNDS AND ADDITION OF TREE FENCING

REV C INCLUSION OF ROOT PROTECTION AREA AND ALTERATIONS TO EXISTING VEGETATION

REV D ADDITIONAL FENCING



NOTES

PLEASE REFER TO DRAWINGS 011 FOR CROSS SECTION INFORMATION

LEGEND

- APPLICATION BOUNDARY
- CROSS SECTION LINE
- CONTOURS (1m INTERVALS)
- PROPOSED MINERAL EXTRACTION BOUNDARY
- MINERAL EXTRACTION WORKING PHASE BOUNDARY
- 2M HIGH CLOSE BOARD FENCE
- EXISTING STOCK PROOF FENCE
- LIMIT OF ROOT PROTECTION AREA
- BOREHOLE LOCATIONS
- EXISTING PERIMETER VEGETATION
- PROPOSED PLANTING
- UNDISTURBED FARMLAND/ GROUND
- SITE MANAGEMENT AREA/ROADS
- SOIL STORAGE BUNDS

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PLANNING APPLICATION

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003 REV D

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HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	16 September 2020
Title:	<p>1) Application for permission for an extension of mineral working at Hamer Warren Quarry, to extract some 600,000 tonnes of sand and gravel from Bleak Hill III, including works to create an extended haul road and back filling with inert material and progressive restoration to agriculture with increased nature conservation and biodiversity enhancements until 31 December 2025 at Bleak Hill III (No. 19/11326)</p> <p>2) Variation of Condition 1 of Planning Permission 19/10014 to allow an extension of time for the working of minerals and the tipping of materials at Bleak Hill I and II until 31 December 2025 (19/11325)</p> <p>3) Variation of Condition 1 of Planning Permission 19/10015 to allow an extension of time for an aggregate recycling plant and operations at Bleak Hill I until 31 December 2025 (19/11324)</p> <p>At Hamer Warren Quarry, Harbridge Drove, Nr Ringwood BH24 3PX (Site Ref: NF091)</p>
Report From:	Head of Strategic Planning

Contact name: David Smith

Tel: 01962 846496

Email: David.smith@hants.gov.uk

Recommendations

1. It is recommended that planning permission be granted for planning application 19/11326 subject to a new Section 106 legal obligation agreement and the conditions listed in Appendix A.
2. It is recommended that planning permission be granted for planning application 19/11325 subject to a deed of variation to transfer the Section 106 legal obligations to 19/11325 from planning permission 19/10014, and the conditions listed in Appendix B.
3. It is recommended that planning permission be granted for planning application 19/11324, subject to the conditions listed in Appendix C.

Executive Summary

4. Planning application 19/11326 seeks to extend the Hamer Warren Quarry, Harbridge Drove, near Ringwood, known as the Bleak Hill III site, with phased extraction of 600,000 tonnes of sand and gravel and restoration to agriculture by 31 December 2025. Throughout this report the sites will be referred to as Bleak Hill I, II and III. The site was allocated through Policy 20 (Local land-won aggregate) of the Hampshire Minerals and Waste Plan (2013) (HMWP) as an extension site.
5. The applicant also submitted two further planning applications, 19/11324 and 19/11325. These seek to alter the existing permissions for the existing Bleak Hill I and II sites and the ancillary aggregate recycling plant on the Hamer Warren Quarry Site, including extending their temporary lifespan, in order to accommodate the proposed Bleak Hill III extension. As the determination of all three of these applications are dependent on each other, then all three have been simultaneously brought to the Regulatory Committee for determination. Therefore, this Committee Report considers all three applications listed below:
 - **19/11326 – Bleak Hill III extension:** Application for permission for an extension of mineral working at Hamer Warren Quarry, to extract some 600,000 tonnes of sand and gravel from Bleak Hill III, including works to create an extended haul road and back filling with inert material and phased restoration to agriculture with increased nature conservation and biodiversity enhancements by 31 December 2025 at Bleak Hill III;
 - **19/11325 – Time extension and alterations to Bleak Hill I and II:** Variation of Conditions 1 (Time limit) of Planning Permission 19/10014 to allow an extension of time for the extraction, working and processing of sand and gravel and revision of the phasing and restoration and aftercare of the site by 31 December 2025; and
 - **19/11324 – Time extension to the ancillary aggregate recycling plant:** Variation of Condition 1 of Planning Permission 19/10015 to allow an extension of time for the storage and recycling of inert waste construction materials for recycled aggregates and soils at Bleak Hill I until 31 December 2025.
6. Therefore, the combined objective of the planning applications is to seek planning permission for the allocated extension to the Bleak Hill Quarry with completion of extraction and restoration of the entire site by 31 December 2025. This would provide the extraction of an additional 600,000 tonnes of sand and gravel from Bleak Hill III whilst extending the existing haul road to access the extended site and a revised, quarry wide, phased extraction and restoration scheme.

7. This application is being considered by the Regulatory Committee as it is an Environmental Impact Assessment [EIA] minerals application.
8. Key issues raised relate to impact to the highway and local amenity.
9. The proposed development is an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
10. It is considered that the proposal would be in accordance with the relevant policies of the adopted [Hampshire Minerals & Waste Plan \(2013\)](#).
11. That planning permission be granted subject to the conditions listed in Appendices A, B and C.

The Site

12. The existing quarry is 37 hectare (ha) in size. It comprises of two permitted sand and gravel extraction areas, known as Bleak Hill I and II and some areas are partly restored.
13. Bleak Hill III is a 10.7ha area greenfield site in the open countryside with agricultural use to the north of the existing site. Bleak Hill III is allocated in the Hampshire Minerals and Waste Plan (HMWP) (2013) for sand and gravel extraction as an extension to an existing quarry. The site is accessed via a haul road to the south that joins with Harbridge Drove approximately 300m south of the Bleak Hill I site.
14. The site is located 5.5 kilometres (km) to the south of Ringwood and 900 metres to the north of Alderholt. The closest properties Braemoor and Lindens abut the eastern boundary of the site. Hillcrest House is located 20m south-east, Primrose Cottage is 35m to the east and Christmas Rose Cottage and others are 100m east.
15. The Hampshire-Dorset boundary lies 50m to the north-west of the site.
16. Grade II listed buildings are located 35m to the east (Primrose Cottage) and 470m east (Fernhill Cottage) of the site. The Harbridge Conservation Area is located 1.2km south-east.
17. Public Rights of Way ((PROWs)) 23 bisects the sites of Bleak Hill I and II, east-west. PROW 25 runs east-west along the southern boundary of Bleak Hill I and PROW 43 runs north-south along the western boundary of Bleak Hill II.
18. Ringwood Forest & Home Wood Site of Interest to Nature Conservation (SINC)) abuts the western boundary and is 100m to the south-east. Lower Meadow SINC is 75m to the east of the site. The Avon Valley Ramsar Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI) are

located 1.3km to the east of the site. The site lies within a Biodiversity Opportunity Area.

19. The New Forest National Park is 2.7km to the east of the site and the Cranborne Chase Area of Outstanding Natural Beauty (AONB) is 3.6km to the north-west.
20. Existing hedgerows run along the entire length of the boundary of the proposed site. The site is generally level with no distinct topography, which is reflected in the surrounding landscape.
21. The existing quarry contains plant, buildings, parking spaces and stockpiles that would continue to serve the proposed extended quarry.
22. The existing activities include the following conditions:
 - Cessation of operation by 31 December 2022, with restoration completed by 31 December 2023 including a system of suitable drainage and a ten-year aftercare scheme;
 - There is no restriction to HGV movements;
 - Maintenance for the crossing points of the PROWs;
 - A requirement for all Heavy Goods Vehicles (HGVs) entering and leaving the site to be sheeted and no mud or spoil to be deposited on the public highway;
 - Operating hours of 0700-1800 Monday to Friday and 0700-1300 on Saturdays with no operations on Sundays or recognised Public Holidays;
 - Noise, de-watering, environmental and dust management;
 - A site speed limit of 15mph; and
 - The requirement to submit a site lighting strategy by the 03 January 2020.

Planning History

23. Mineral extraction at Bleak Hill Quarry as well as its ancillary operations and restoration has been long established through the granting of several mineral-related planning permissions since the first at Hamer Warren in the mid-1960s.
24. The Bleak Hill I and II (Hamer Warren Quarry) sites are currently permitted by Planning Permission 19/10014, with ancillary permissions for an aggregate recycling plant (19/10015), for an office and messroom building (75645) and for the relocation of processing plant within Bleak Hill I (16/10796). The original planning permission for the site is the subject of a Review of Old Mineral Permission (ROMP) ((reference 78402).).
25. The planning history of the site is as follows:

Application no.	Proposal	Decision	Date issued
19/10015	Variation of Condition 1 of Planning Permission 11/96573 (to extend the time period of operation to 31 December 2022)	Granted	03.10.19
19/10014	Variation of condition 1 of planning permission 15/10539 to extend the lifetime of the permitted site in order to enable extraction to be completed by 31 December 2022 and restoration to be completed within a further period of 12 months at Bleak Hill I and II (Hamer Warren Quarry)	Granted	03.10.19
16/10796	Proposed Erection of a Processing Plant to facilitate improved mineral recovery within the existing processing plant arrangement	Granted	31.08.16
15/10539	Variation of conditions 1, 10, 12 & 19 of planning permission 14/10309 to revise the working and restoration schemes	Granted	07.12.15
14/10309	Variation of condition 4 (hours of working) of planning permission 09/94574 to allow for 24 hour operation of generator for de-watering pump	Granted	16.06.14
11/96573	Variation of condition 1 of Planning Permission 70318 (to extend the time period to 31 December 2018)	Granted	24.03.11
09/94574	Retention of the existing aggregate processing plant - condition 46 of planning permission 78402 and application to vary approved working scheme under condition 5 of planning permission 78402	Granted	23.08.10
78402	Environment Act 1995: Application for the determination of planning conditions	Granted	28.07.03
75645	Erection of office/messroom building, weighbridge, weighbridge office, toilet/washroom building and parking shed	Granted	19.09.02
70317	Continued extraction of sand and gravel from Bleak Hill I and II without complying with condition 38 of PP: 046239	Granted	06.02.04
70318	Use of land for relocation of facilities for the storage and recycling of inert waste construction materials to produce secondary aggregates and	Granted	04.02.04

	the screening of soil (Bleak Hill 1)		
046239	Extraction of minerals and backfilling with inert waste and restoration back to agriculture (Bleak Hill 2)	Granted	16.11.92
045919	Variation of condition 13 of planning permission 20687M, to allow an area of up to twelve hectares to remain open and unrestored	Granted	06.06.91

26. Planning Permissions 19/10014 and 19/10015 were both granted by the Minerals and Waste Planning Authority [MWPA] in October 2019. The objective of these Section 73 applications was to provide an extension to the lifespan of the minerals activities on the Bleak Hill I and II sites for a temporary period until 31 December 2022 with restoration being completed by 31 December 2023.

Legal agreements:

27. The existing development is subject to Section 106 agreements for the following:

- 31 December 2003 – For the routing of HGVs travelling to and from the site and a contribution of £1,000 per year for a total of £11,000 for the maintenance of Harbridge Drove;
- 27 May 2003 – traffic routing and ground water;
- 30 October 1992 - Bleak Hill II, for monitoring of ground water and remediation of adverse groundwater effects in the locality, routing of HGVs travelling to and from the site and a contribution of £1,000 per year for a total of £11,000 for the maintenance of Harbridge Drove;
- 03 December 2015 – deed of variation for the above legal agreements to existing permission 15/10539.

Hampshire Minerals and Waste Plan

28. The Bleak Hill I and II site is identified in the adopted Hampshire Minerals and Waste Plan (2013) as a safeguarded quarry for the extraction of sharp sand and gravel.

29. The Bleak Hill III extension area is allocated as an extension to the existing quarry in Policy 20 (Local land-won aggregates) of the HMWP (2013). Appendix A of the HMWP (2013) lists the following development considerations for the site:

- The impact on the offsite foraging or breeding areas of qualifying bird species of nearby Special Protection Area/Ramsar*;
- The impact on the adjacent Ringwood Forest and Home Wood Site of Importance for Nature Conservation;
- Conservation of the hedgerows on site;

- Protection of the amenity of nearby residential properties;
- Protection of water quality and recharge of the underlying aquifer, groundwater and surface water*; and
- Traffic issues, including cumulative impacts.

The Proposal

30. The aim of the applications is to allow for the extension of the existing quarry, both in area, to incorporate the Bleak Hill III site, and in time, seeking to complete extraction and restoration by 31 December 2025. This is being sought by three planning applications, that each look to achieve the following:

19/11326 – Bleak Hill III extension

31. Application for the site extension of Bleak Hill III. This is an EIA application and includes an Environmental Statement ((ES)) that considers the potential impacts of all three applications collectively. This extension proposes to use the existing plant and facilities located on the Bleak Hill I and II sites, as well as the existing haul road and highway access. It is also proposed to revise the phasing of the extraction and restoration of the existing Bleak Hill I and II sites in order to work and restore the phases of the proposed Bleak Hill III prior to the removal and restoration of the existing plant and facilities located on the Bleak Hill I and II sites.

32. Extraction from Bleak Hill III may require dewatering. A revised phased extraction scheme has been submitted (drawings P6/206/5 rev A, numbers I – XI) to replace the approved phased working scheme as shown on drawing P4/206/5 rev F, numbers I – VI.

33. The Traffic Assessment states a maximum of 184 HGV movements per day (92 out and 92 in) and 30 LGV movements whilst both Bleak Hill II and III are active, falling to 146 HGV and 30 LGV movements per day for Bleak Hill III alone and then 72 HGV and 30 LGV for the final two year restoration period. The existing Bleak Hill Quarry movements are stated as 110 HGV and 30 LGV movements per day. These would travel south along Harbridge Drove to access the Strategic Road Network and not north towards Verwood, retaining the existing Legal Agreement to ensure this.

34. The haul road will be extended to provide access to the Bleak Hill III site to allow material to be moved around the site via HGVs; The proposal would include the continuation of HGV movements crossing the two PROWs (footpaths 23 and 25) that the haul road crosses.

35. Protected species (including dormice and reptiles) will be identified and protected or translocated in accordance with the submitted Mitigation Strategy and any Licensing requirements.

36. Biodiversity Net Gain elements involve an increase in area of lowland mixed deciduous woodland, wet woodland, lowland meadow, ponds and reedbed,

with approximately 2.8km of hedgerow being replaced or introduced as mitigation as dormice habitat.

37. Existing trees and hedgerows to be retained will be fenced and protected in accordance with the Tree Protection Plan and the Arboriculture Method Statement. Two groups of trees will be removed. The existing hedge between Bleak Hill II and III will be removed in sections in accordance with the any Dormouse Licence/Mitigation Scheme, initially to enable access into Bleak Hill III for soil stripping and archaeological works. The other hedgerows impacted will be removed as required in accordance with Phasing and working requirements and the Ecological Assessment.
38. The soils and overburden will initially be placed in bunds to provide noise and visual attenuation, with topsoil bunds being 3m high and overburden up to 5m high. Soils from subsequent phases will be stripped and placed directly onto phases undergoing restoration. All soils will be retained to be used on site in final restoration.
39. The Lighting Assessment indicates that no new fixed sources of lighting will be introduced with mitigation measures proposed to protect local residents, users of the PRow, road users, heritage and ecology receptors.
40. An Environmental Management Plan to cover noise and dust emissions in line with 'Guidance on the planning for mineral extraction in plan making and the application process.' (Published 17 October 2014 by the Ministry of Housing, Communities and Local Government) and an up to date site-specific Dust Management Scheme are proposed.
41. To address archaeology, it is proposed to replicate the provision of the previous phases, which have been successful. This recommends archaeological supervision and monitoring of the topsoil and over burden strip; recording and planning what archaeological remains are revealed; and sampling and excavating those remains proportionate to their significance. This would be in accordance with a Written Scheme of Archaeological Investigation (WSI) to be submitted and agreed in advance.
42. There would be no changes to the existing operating hours of 0700-1800 Monday to Friday, 0700-1300 Saturdays, and no activities Sunday and recognised Public Holidays as a result of the proposals.
43. The proposal would result in the retention of 10 full-time and 5 delivery staff based on the site.
44. A revised Restoration Scheme (drawing P6/206/7) has also been submitted to replace the approved Restoration Scheme (drawing P4/206/8 rev C) with restoration being completed by 31 December 2025. The site will be restored to agricultural grassland for grazing, with features for nature conservation and public access extended across the site. A 5-year aftercare scheme for the

agricultural area will commence upon completion of the restoration, with a 10-year aftercare scheme for the planting and vegetation areas.

45. An updated Complaints Procedure was included in the application submission.
46. The proposed development has been assessed under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017.](#); and is considered to be an Environmental Impact Assessment development. Screening under the EIA Regulations has been carried out on the proposed development as supplied. The development is classified as a Schedule 1 development as it falls within Category 19 “*Quarries and open-cast mining where the surface of the site exceeds 25 hectares, or peat extraction where the surface of the site exceeds 150 hectares*”. An Environmental Statement has been supplied by the applicant and has been considered alongside the application documents.

19/11325 – Time extension and alterations to Bleak Hill I and II

47. To accommodate the above proposed scheme, a variation to the conditions of the temporary planning permission for the Bleak Hill I and II sites is required. This application therefore seeks those variations to allow for the continued operations on this site to share the same completion date as application 19/11326.
48. The proposal is for an additional 3 years of activities to that currently approved at Bleak Hill I and II – with a current completion deadline of 31 December 2025. The extension would allow for the extraction of an additional 600,000 tonnes of sand and gravel from to complement the remainder from the Bleak Hill II site (100,000 tonnes) at an overall rate of 150,000-200,000 tonnes per annum (tpa) matching that of the existing permissions.

19/11324 – Time extension to the ancillary aggregate recycling plant

49. To accommodate the above two applications, a variation to the conditions of the temporary planning permission for the storage and recycling of inert waste construction materials for recycled aggregates and soils at Bleak Hill I is required. This will allow these activities to support the Bleak Hill I, II and III sites until the extension of time for the shared completion date of application 19/11326.
50. The site layout can be seen on Site Overview Plan P6/206/6. The current plant area, access road, haul road and ancillary infrastructure will be retained as part of the proposal. This comprises:

- long reach arm excavator;
- bulldozers;

- loading shovels;
 - dumper trucks;
 - processing plant (for washing and grading); and
 - aggregate recycling plant.
51. The proposal includes the continued use of the haul road, site office, parking, silt lagoon, fresh water lagoons, aggregate recycling area, processing plant, weighbridge, stockpiles and other facilities on the Bleak Hill I site until completion of the whole Bleak Hill site. This includes the processing of minerals extracted onsite and the importation and processing and sorting of inert waste material. Suitable material will be kept onsite for site restoration. High quality secondary aggregates are taken back off site for use in construction projects (in accordance with policy).

Legal agreements

52. It is proposed to maintain the existing Legal Agreements (as identified in the planning history section) and make the permission subject to a new Section 106 Agreement on Highway contributions and approval of a Management and Aftercare Scheme.

Development Plan and Guidance

53. The following plans and associated policies are considered to be relevant to the proposal:

National Planning Policy Framework (2019) (NPPF)

54. The following paragraphs are relevant to this proposal:

- Paragraph 11: Presumption in favour of sustainable development;
- Paragraph 47: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise;
- Paragraph 80: Support of sustainable economic growth;
- Paragraph 148: Climate change;
- Paragraph 170: Contributions and enhancement of natural and local environment; and
- Paragraphs 203, 204-208: Facilitating the sustainable use of minerals.

National Planning Policy for Waste (2014) (NPPW)

55. The following paragraphs are relevant to the proposal:

- Paragraph 1: Delivery of sustainable development and resource efficiency; and

- Paragraph 7: Determining planning applications.

National Waste Planning Practice Guidance (NWPPG) (last updated 15/04/2015)

56. The following paragraphs are relevant to the proposal:

- Paragraph 007 (Self sufficient and proximity principle);
- Paragraph 0046 (Need); and
- Paragraph 0050: (Planning and regulation).

National Minerals Planning Practice Guidance (NMPPG) 2014

57. The following paragraphs are relevant to the proposal:

- Paragraph 021 (noise standards for mineral operators for normal operations); and
- Paragraph 022 (short-term activities and what noise limits may be appropriate).

Hampshire Minerals & Waste Plan (2013) (HMWP)

58. The following policies are relevant to the proposal:

- 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 8 (Protection of soils);
- Policy 9 (Restoration of quarries and waste developments);
- 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 14 (Community Benefits);
- Policy 15 (Safeguarding – mineral resources);
- Policy 16 (Safeguarding – minerals infrastructure);
- Policy 17 (Aggregate supply – capacity and source);
- Policy 18 (Recycled and secondary aggregates development);
- Policy 20 (Local land-won aggregates); and
- Policy 30 (Construction, demolition and excavation waste development).

New Forest Core Strategy (2009) (part 1) (NFCS (2009))

59. The following policies are relevant to the proposal:

- Policy CS1: Sustainable development principles;
- Policy CS3: Protecting and enhancing our special environment; and
- Policy CS5: Safe and healthy communities.

[New Forest Sites and Development Management \(Part 2\) \(2014\) \(NFSDM Pt 2 \(2014\)\)](#)

60. The following policies are relevant to the proposal:

- Policy NPPF1: National Planning Policy Framework -Presumption in favour of sustainable development;
- Policy DM2: Nature conservation, biodiversity & geodiversity; and
- Policy DM3: Mitigation of impacts on European Nature Conservation Sites.

Consultations

61. **County Councillor Thierry:** Was notified.

62. **New Forest District Council:** Was notified. Initially submitted a holding response subject to submission of the further information under the EIA Regulations. No comment has been received on the update submission.

63. **New Forest District Council Environmental Health Officer (EHO):** Has no objection subject to conditions.

64. **New Forest District Council Conservation officer):** Was notified.

65. **Alderholt Parish Council:** Has no objection.

66. **Ellingham Harbridge & Ibsley Parish Council:** Has objection due to impact on the Highway and footpath network.

67. **Fordingbridge Town Council:** Was notified.

68. **St Leonards & St Ives Parish Council:** Was notified.

69. **Dorset County Council:** Has no objection.

70. **Environment Agency:** Has no objection subject to conditions.

71. **Local Highway Authority:** Has no objection subject to suitable mitigation measures secured via a legal agreement.

72. **Lead Local Flood Authority (LLFA):** Has no objection.

73. **Landscape Planning and Heritage (Landscape) (HCC):** Has no objection subject to conditions.

74. **Landscape Planning and Heritage (Archaeology) (HCC):** Has no objection subject to conditions.

75. **County Ecologist (HCC):** Has no objection subject to conditions.

76. **Rights of Way Manager (HCC):** Was notified.

77. **Planning Policy (HCC):** Has no objection.

78. **Bournemouth International Airport:** Has no objection.

Representations

79. Hampshire County Council's [Statement of Community Involvement \(2017\)](#) (SCI) sets out the adopted consultation and publicity procedures associated with determining planning applications.

80. In complying with the requirements of the SCI, HCC:

- Published a notice of the application in the [Hampshire Independent](#);
- Placed notices of the application at the application site and local area;
- Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
- Notified by letter all residential properties within 100 metres of the boundary of the site.

81. As of 77 September 2020, a total of 14 representations to the proposal have been received. These were all received prior to the submission of the Regulation 25 response. There were 5 representations suggesting improvements to the proposal and 9 objected to the proposal. The main areas of concern raised in the objections related to the following areas:

- Highways;
- Noise;
- Dust;
- Impact on local wildlife;
- Impact on groundwater;
- Lack of local Liaison Panel; and
- Hours of operation.

82. The above issues will be addressed within the following commentary, (except where identified as not being relevant to the decision).

Habitats Regulation Assessment [HRA]

83. The [Conservation of Species and Habitats Regulations 2017](#) (otherwise known as the 'Habitats Regulations') transpose European Directives into UK law.

84. In accordance with the Habitats Regulations, Hampshire County Council (as a 'competent authority') must undertake a formal assessment of the implications of any new projects we may be granting planning permission for e.g. proposals that may be capable of affecting the qualifying interest features of the following European designated sites:
- Special Protection Areas [SPAs];
 - Special Areas of Conservation [SACs]; and
 - RAMSARs.
85. Collectively this assessment is described as 'Habitats Regulations Assessment' [HRA]. The HRA will need to be carried out unless the project is wholly connected with or necessary to the conservation management of such sites' qualifying features.
86. It is acknowledged that the proposed development includes environmental mitigation essential for the delivery of the proposed development regardless of any effect they may have on impacts on European designated sites.
87. The HRA screening hereby carried out by the LPA/MWPA considers the proposed development to have **no likely significant effect** on the identified European designated sites due to:
- It is not located at a distance to be considered to have proximity to directly impact on the European designated sites;
 - The site is not considered to have any functional impact pathways connecting the proposed works with any European designated sites; and
 - The proposal does not have any significant increase on any adverse impacts the wider site may have.

Climate Change

88. Hampshire County Council declared a climate change emergency on 17 June 2019. This proposed development has been subject to consideration under Policy 2 (Climate Change) of the HMWP (2013) and Paragraph 148 -154 of the NPPF (2019).
89. In determining planning applications, local planning authorities should expect new development to comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable, and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
90. The operation of a sand and gravel is a relatively simple operation and not the type of project that will give rise to significant adverse impacts in terms of energy usage or climate change. Where measures can be taken to reduce or

minimise adverse effects these have been considered and mitigation measures proposed. Although there is no specific assessment, climate change has been considered as an integral part of the development. The impact of the development on the environment is assessed in the design of the development, hydrogeological and flood risk assessment. Mitigation measures are built in the proposal to minimise environmental impact for example the use of Euro VI compliant HGVs for aggregate extraction and this is consistent with European Policy with regards to air quality/climate change. A Flood Risk Assessment has also been undertaken as part of the environmental assessment to ensure that with climate change and following quarrying there are no significant adverse impacts on surface water drainage or discharge.

91. The proposal is therefore considered to meet Policy 2 (Climate Change) of the HMWP (2013) and Paragraph 148 -154 of the NPPF (2019).

Commentary

Policy context and principle of the development

92. The use of land at Bleak Hill Quarry (Hamer Warren) for mineral extraction, ancillary operations and restoration has been long established through the granting of several mineral-related planning permissions since the mid-1960s. This proposal seeks to both extend the life of the existing quarry and associated operations for a further three years and to open up a new area of extraction, by extending the existing quarry.

93. The NPPF requires a minimum landbank of seven years for sand and gravel. Policy 17 (*Aggregate supply – capacity and source*) of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) states that “*an adequate and steady supply of aggregates...will be provided...from local sand and gravel sites at a rate of 1.56mtpa...*” This can be through land-won provision as well as through provision at safeguarded minerals infrastructure, recycled and secondary aggregates, marine-won aggregates and the importation of minerals from outside of Hampshire. The HMWP (2013) sets out the provision rate of 1.56 million tonnes per annum (mtpa) for sand and gravel for the period ending 2030. Based on the HMWP (2013) provision rate of 1.56mtpa, the landbank for sand and gravel in 2018 is 5.81 years.

94. The NPPF (2019) requires the production of an annual Local Aggregate Assessment (LAA) to review the supply of aggregates. In 2019, the South East Aggregate Working Party agreed a methodology for undertaking the assessments using economic and construction forecasts. The 2019 Hampshire LAA rate for sand and gravel was assessed as 1.15 Mtpa. Whilst, using the LAA rate meets the seven-year requirement, this is only a minimum and sand and gravel supply issues remain.

95. The proposal identifies the expected extraction rate to be between 150,000 and 200,000 tonnes per annum (tpa), which would mean the sand and gravel will be extracted in four years. Furthermore the 2019 Local Aggregate Assessment (LAA) identifies that “In 2018, there was an insufficient landbank for both [soft sand and sand & gravel] aggregates...” but with other planning applications being permitted, such as Bleak Hill, these “would help rectify the shortfall.” The 2019 LAA goes on to say, “Hampshire will greatly need to increase its land-won aggregate land-bank.” Therefore, the proposal to extend the mineral working at Hamer Warren Quarry (Bleak Hill III) would help overcome the landbank shortfall as well as meeting the sand & gravel target figure of 1.56 million tonnes per annum (mtpa) as set out in Policy 17.
96. Policy 20 (Local land-won aggregates) of the HMWP (2013) is supportive of sites that can contribute to the ‘adequate and steady supply of locally extracted sand and gravel’ that the County have to maintain sufficient reserves of through their landbank for at least seven years (a nationally set requirement). Part 1 of Policy 20 (Local land-won aggregates) supports the extraction of the remaining reserves at Bleak Hill Quarry by way of its allocation. Part 2 of Policy 20 (Local land-won aggregates) also identifies Bleak Hill III as an extension area to the existing quarry. The reason for the allocation was identified as that the site was considered to be a suitable and sustainable extension to an existing site and would help contribute to meeting the requirement for sharp sand and gravel in Hampshire. The site was also previously identified in the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan (1998) as a preferred area for sand and gravel extraction. In addition, Paragraph 6.83 of the HMWP seeks to maximise the sustainable use of existing plant and / or infrastructure either at or associated with an existing quarry to meet Hampshire’s landbank requirements. As outlined in the Site section of this report, Appendix A of the HMWP (2013) lists a number of development considerations that Bleak Hill Quarry Extension (Bleak Hill III) needed to satisfy.
97. The proposal indicates that 725,000 tonnes of inert fill material would be needed for the restoration of the site, and the rate of restoration would be about 70,000 to 100,000 tonnes of inert fill per year. The HMWP (2013) states the County objective is to reuse, recycle and recover as much construction, demolition and excavation (CDE) waste as possible, and the supporting statement stipulates the site will be restored via “the importation of clean inert waste materials”. This is in accordance with Policy 30 as a beneficial outcome would be achieved through the use of inert CDE waste in mineral working restoration. However, Policy 30 does require all inert CDE waste to be crushed and screened before being utilised for restoration purposes to remove any potential recycled and / or secondary aggregate.
98. Utilising recycled and secondary aggregate is also supported by Policy 18 (Recycled and secondary aggregates development) of the HMWP (2013) as it alleviates the pressure on primary aggregates by looking to maximise the opportunities to marine-won and local land-won aggregates. Both Policies 18

and 30 work together to drive waste up the waste hierarchy alongside the NPPF and associated guidance.

99. The location of the aggregate recycling plant on the quarry prohibits the restoration of the land it sits upon. This waste activity is dependent on Policy 5 (Protection of the countryside) under point 'a. 'time-limited mineral extraction or related development'. Therefore there is a balance to be considered as to this development producing secondary aggregates for the market supporting Policy 30 of the HMWP 2013 and this function having a potential detrimental effect on the delivery of restoration to the Bleak Hill I and II (Hamer Warren Quarry) sites in an acceptable timescale in accordance with Policies 9 (restoration of minerals and waste developments), 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste development) due to diverting suitable restoration material away from the site. The extension of the wider Bleak Hill complex will require phased restoration to agriculture, public access and biodiversity after-uses in accordance with Policy 9 (restoration of minerals and waste developments). It is therefore considered reasonable to revise existing conditions relating to the restoration and its phasing to allow the extraction of the allocated area and to ensure the delivery of the restoration of the whole site within the proposed timescale.
100. The sterilising of the mineral in Bleak Hill III by refusing to allow the extension and require the restoration of Bleak Hill I and II would be contrary to Policy 15 (Safeguarding – mineral resources) of the HMWP (2013).
101. The NPPF (2019) specifically references the presumption in favour of sustainable development (Paragraph 11: Presumption in favour of sustainable development). This is included in the HMWP 2013 under Policy 1 (Sustainable minerals and waste development). It is generally considered that the winning of remaining minerals in an existing quarry is more sustainable than the creation of a new quarry. The adverse impacts of granting planning permission do not significantly outweigh the benefits and therefore it is considered that this proposal is in accordance with Policy 1 (Sustainable minerals and waste development) and Policy NPPF1: National Planning Policy Framework (Presumption in favour of sustainable development) of the New Forest Core Strategy (part 2) (NFCST2) (2014).

Development in the countryside, visual impact and landscape

102. Bleak Hill Quarry lies in south-west Hampshire approximately 1.25 km south-east of the village of Alderholt, 5km north of the town of Ringwood and 2.5km south of Fordingbridge. The site lies on a narrow plateau to the west of Harbridge Drove approximately 1.5km west of the Avon Valley. The site also lies 2.7km west of the New Forest National Park and 3.6 km south-east of the Cranbourne Chase AONB.
103. Policy 5 (Protection of the countryside) of the HMWP (2013) states that minerals and waste development in the open countryside, outside the National

Parks and Areas of Outstanding Natural Beauty, will not be permitted unless one (or more) of the criteria set out in the policy are met. Those being:

- a) it is a time-limited mineral extraction or related development; or
- b) the nature of the development is related to countryside activities, meets local 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.

104. In this case, the proposal to extend the quarry meets criteria a, being a time-limited mineral extraction.

105. The Landscape Character and Visual Impact Assessment (LVIA) undertaken as part of the ESES of this development identifies that working the mineral in the extension site, can, as well as resulting in temporary change to the local landscape, also bring opportunities for enhancement and reinforcement of this local landscape character through its operational design and restoration scheme including:

- The retention of traditional agricultural features (e.g. field boundaries, hedgerows and watercourses) and maintenance and creation of habitat links;
- Sensitive restoration to mineral extraction areas to reinstate farmland should also seek to increase and link woodland areas; and
- Enhancement of woodland edges, and creation of buffer zones to protect woodland edges from damage by farm machinery.

106. Conditions are also proposed to minimise the impact during operations, specify restoration levels, surface water management, landscaping and aftercare for agricultural and nature conservation.

107. The proposal is a time limited minerals extraction and restoration in the open countryside and, as the subject of a legal agreement, the proposal is considered in accordance with Policy 5 (Protection of the countryside) of the HMWP (2013).

108. Policy 5 also requires, where appropriate and applicable, development in the countryside to meet highest standards of design, operation and restoration and should be subject to restoration in the event it is no longer needed for minerals use. Supporting this are Policies 9 (Restoration of quarries and waste developments), 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste development) of the HMWP (2013). These all require temporary minerals development to be restored in a phased manner to beneficial after-uses that are in keeping with the character and setting of the local area, and which contribute to the delivery of local objectives for habitats, biodiversity or community use where applicable.

109. The proposals are for an extension to the existing quarry, and, as such, will be a continuation of the current processes. The most affected properties are Braemoor and The Lindens on the northeast boundary of the existing Bleak Hill II. The proposed extraction area will be screened from these properties during the operations, as well as from Harbridge Drove and footpath 43, by use soil bunds as previously implemented. Additionally, a second line of hedgerow will be planted alongside footpath 43, with additional re-planting to fill gaps in the hedgerow along Harbridge Drove. Appendix A of the HMWP (2013) identifies the conservation of the hedgerows on site as one of the relevant development considerations for the site and the Environmental Statement includes a hedgerow management and supplementary planting scheme to conserve hedgerows during operations or replace them at restoration. A condition is proposed to maintain margins and safeguard trees and hedgerows around the boundary of the site which meets the development considerations requirement.
110. The proposal is therefore considered to be in accordance with Policies 9 (Restoration of quarries and waste developments), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development of the HMWP (2013) and Policy CS3: Protecting and enhancing our special environment of NFCSTP1 (2009) and Policy DM2 Nature conservation, biodiversity & geodiversity of NFCSTP2 (2014).

Soil Protection

111. Policy 8 (Protection of soils) of the HMWP (2013) requires minerals and waste development to protect and, wherever possible, enhance soils. It also states that development should not result in the net loss of best and most versatile agricultural land and gives provisions for the protection of soils during construction. The Agricultural Land Classification (ALC) system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a. It is noted that the current use of the land is pastoral grassland and is classified as Agricultural Grade 3b land.
112. The project proposes that soils be handled, stripped, temporarily stored and re-instated to an appropriate soil handling strategy which maximises progressive restoration, limits storage and double handling of soils, incorporates land drainage (if required) and an aftercare management scheme. The techniques for the successful re-instatement of this agricultural land are understood and have been practised for a number of years. It is therefore fully expected that soils can be re-instated to a standard suitable for agriculture within a five-year aftercare period and to an equivalent ALC grade. The significance of impact on soils at the site is therefore considered to be minor, but with appropriate mitigation and management in the longer term this will reduce towards a negligible impact.

113. Conditions are proposed to secure that all soils are to be stripped and stored on site in line with best practices and will be utilised in the restoration of the site.
114. There is a small net loss of the agricultural land, but this is substituted with a net gain in nature conservation land with lowland mixed deciduous woodland, wet grassland, ponds and aquatic margins and acid grassland created. The Environmental Impact Assessment submitted as part of the Environmental Statement and the subsequent Regulation 25 submission compared the baseline and restoration proposals against Natural England's Biodiversity Metric 2.0 to ascertain the level of net gain provided by the proposal. This concluded that there would be a 71% increase in area of Section 41 Habitats, a 9% increase in biodiversity units. This is therefore considered to be in line with Policy 8 (Protection of soils) of the HMWP (2013) and paragraph 112 of the NPPF (2019).

Cultural and Archaeological Heritage

115. Policy 7 (Conserving the historic environment and heritage assets) of the HMWP (2013) requires minerals and waste development to protect and, wherever possible, enhance Hampshire's historic environment and heritage assets (designated and non-designated), including their settings unless it is demonstrated that the need for and benefits of the development decisively outweigh these interests.
116. The Supporting Statement acknowledges the archaeological evidence found on site, in the vicinity and during the previous phases of extraction of the quarry, and identifies that there is a high potential that similar archaeological remains will be encountered during extraction, although that these are likely to be of 'low' significance. The County Archaeologist generally concurs, but notes that, in the absence of any prior archaeological survey, the potential for more complex remains than have been found to date cannot be ruled out and provision secured (by condition) should accommodate the potential to encounter archaeological remains of more than local importance.
117. The County Archaeologist endorses the approach proposed to replicate the provision of the previous phases, which have been successful, and recommends; archaeological supervision and monitoring of the topsoil and over burden strip; recording and planning what archaeological remains are revealed; and sampling and excavating those remains proportionate to their significance. This would be in accordance with a Written Scheme of Archaeological Investigation (WSI) to be submitted and agreed in advance.
118. Conditions will be imposed to secure an Archaeological Watching Brief in accordance with the Environmental Statement, including the submission of a WSI prior to works commencing on site.

119. This would therefore be in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the HMWP (2013) and Policy CS3: Protecting and enhancing our special environment of the NFCS (2009).

Ecology

120. Policy 3 (Protection of habitats and species) of the HMWP (2013) sets out a requirement for minerals and waste development to not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species. The policy sets out a list of sites, habitats and species which will be protected in accordance with the level of their relative importance. The policy states that development which is likely to have a significant adverse impact upon the identified sites, habitats and species will only be permitted where it is judged that the merits of the development outweigh any likely environmental damage. The policy also sets out a requirement for appropriate mitigation and compensation measures where development would cause harm to biodiversity interests.

121. The proposal for the extension into Bleak Hill III is subject to an Environmental Statement following the Environmental Impact Assessment. This was then updated with further information following the initial consultation period as a Regulation 25 Submission.

122. The Preliminary Ecological Appraisal (PEA), Protected Species Surveys and Ecological Impact Assessment (EclA) submitted as part of the Environmental Statement and subsequent Regulation 25 Submission considered all potential impacts on local species and important habitats. This concluded that there are no grounds to predict that the development proposed will result in significant negative residual effects upon Important Ecological Features (IEF), nor are there grounds to suggest potential cumulative negative effects in combination with concurrent developments.

123. The restoration scheme, mitigation and enhancements measures proposed will result in a net increase in habitat extent for legally protected species and habitats and will ensure all IEF are maintained at favourable conservation status within the Application Site and wider area.

124. The concerns raised in representations relating to ecology are noted. The County Ecologist has thoroughly considered all the information provided, in terms of the zone of influence of the operations, protected species (specifically dormice, bats, reptiles, badgers and birds), impact assessments and mitigation proposals, hedgerows, dust management and restoration and aftercare.

125. Development considerations relating to the impact on the offsite foraging or breeding areas of qualifying bird species of nearby Special Protection Area/Ramsar and the impact on the adjacent Ringwood Forest and Home Wood Site of Importance for Nature Conservation were included in Appendix A of the HMWP (2013) for Bleak Hill III. Conditions are proposed relating to dust

management, ecological management and mitigation and protected species safeguarding measures which meets the development considerations requirement. The new legal agreement will also relate to nature conservation. Subject to these conditions (which are included in Appendix A of this report), the County Ecologist raises no objection and, consequently, the proposal is considered to be in accordance with Policy 3 (Protection of habitats and species) of the HMWP (2013), Policy CS3: Protecting and enhancing our special environment of NFCS (2009) and Policies DM2 Nature conservation, biodiversity & geodiversity and DM3 Mitigation of impacts on European Nature Conservation Sites of NFSDM Pt 2 (2014).

Impact on amenity and health

126. Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) requires that any development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. Also, any proposal should not cause an unacceptable cumulative impact arising from the interactions between waste developments and other forms of development.
127. A development consideration relating to the protection of the amenity of nearby residential properties was included in Appendix A of the HMWP (2013) for Bleak Hill IIIIII. These are assessed through chapters 7, 8 and 13 of the ES and Appendices 4, 5, 9 and 10 of the Regulation 25 Submission.

Noise

128. The concerns raised in representations regarding noise are noted.
129. The NPPF (2019) sets out guidance for the determination of planning applications for mineral extraction and identifies noise limits for such developments. Paragraph 204 and 205 set out the quantitative guidance on acceptable noise levels in relation to mineral and landfill sites. It recognises that activities in the early stages of such developments may give rise to particularly noisy short-term operations. Paragraph 205 sets out noise limits for normal day to day operations following completion of such short-term works. Paragraphs 021 and 022 of the NPPG (2014) sets out the appropriate noise standards for mineral operators for normal operations; what type of operations may give rise to particularly noisy short-term activities and what noise limits may be appropriate. Activities such as soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms and aspects of site road construction and maintenance are specifically mentioned.
130. A Noise Assessment was submitted as part of the originally submission. This was updated as part of the Regulation 25 request for further information.
131. Concerns have been raised in the representations about the level of noise, especially at the beginning of the working day and these are noted. The

Environmental Health Officer (EHO) has been consulted on the proposals. The EHO considers that the data and locations used for background noise assessments is acceptable and that the existing noise limits for the site are applicable for this new application in line with the background levels measured and guidance within the online document 'Guidance on the planning for mineral extraction in plan making and the application process' published 17 October 2014 by the Ministry of Housing, Communities and Local Government. This guidance is specific to minerals processes and is therefore more appropriate than that contained in BS5228:2009+A1:2014, which is general guidance for Open Sites.

132. The EHO states that it is important that measures be taken to comply with the 2nd aim of the Noise Policy Statement for England: 'Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.' And therefore, a Noise Management Plan would be required in order to ensure that noise is minimised as far as is reasonably practicable, along with an absolute noise level condition.

133. Further consideration was given to start times in the Regulation 25 Submission, and as a result the operator has suggested a later start time of 0800 hours on Saturdays.

134. Therefore, subject to conditions setting absolute noise levels, noise management plan, hours of operation and noise attenuation, the EHO raises no objection and the proposal is considered to satisfy Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) and Policy CS5: Safe and healthy communities of NFCS (2009). The conditions also help to ensure that the proposal for Bleak Hill III meets the development consideration identified in the HMWP (2013), relating to noise and amenity, is met.

Air quality

135. The concerns raised in representations regarding dust are noted.

136. A Dust Management Scheme was submitted as part of the originally submission. This was updated as part of the Regulation 25 request for further information.

137. The EHO recognises that the application provides an up to date site-specific Dust Management Scheme entitled 'Environmental Work Instruction Dust Management Plan', dated March 2020. However, they recommend that this be amended to consider the impact on receptors, consideration of relevant guidance and more detailed information.

138. The County Ecologist have also requested that the Dust Management Scheme should include potential impacts on the nearby woodland. This aspect is covered by a condition.

139. Therefore, subject to conditions on dust management, the EHO raises no objection and the proposal is considered to satisfy Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) and Policy CS5: Safe and healthy communities of NFCS (2009). The conditions also help to ensure that the proposal for Bleak Hill III meets the development consideration identified in the HMWP (2013), relating to air quality and amenity, is met.

Light pollution

140. As part of the Regulation 25 submission, a Lighting Assessment was included as part of the Environmental Statement. The Lighting Assessment concludes that the proposed extension development will not introduce any new fixed sources of lighting, the only additional sources of lighting will be vehicle headlights when the quarrying extends into the Bleak Hill 3 parcel of the site. The extension of the earth bund around the site into the new parcel of land will help to mitigate any light spill and therefore any glare or light intrusion that could extend past the site. The low intensity luminaires in place also limit any contribution to sky glow in the area. The impact of lighting from the quarry on sensitive receptors in the area including residents, users of the PROW, road users and heritage assessments is limited due to the embedded mitigation measures as discussed above. No light spill from luminaires on site extends past the site boundary, and therefore sensitive receptors remain unaffected by the present lighting conditions on site. The impact on ecology using the site is likely to be low impact at worst case scenario due to the low intensity luminaires and the small number of them used, combined with the limited window of time that ecology could be impacted. This would be in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside) and 10 (Protecting public health, safety and amenity) of the HMWP (2013) and Policy CS5: Safe and healthy communities of NFCS (2009).

Potential pollution associated with the development

141. National Planning Practice Guidance states that Planning Authorities should assume that other regulatory regimes will operate effectively rather than seek to control any processes, health and safety issues or emissions themselves where these are subject to approval under other regimes ([Paragraph 050 Reference ID: 28-050-20141016](#))

142. Planning and permitting decisions are separate but closely linked. Planning permission determines if a development is an acceptable use of the land. Permitting determines if an operation can be managed on an ongoing basis to prevent or minimise pollution. The Environment Agency (EA) have been consulted and confirm that an Environmental Permit will be needed for the proposed landfilling for restoration of the site.

Flooding

143. Policy 11 (Flood risk and prevention) of the HMWP (2013) relates to minerals and waste development in flood risk areas and sets criteria which developments should be consistent with relating to flood risk offsite, flood protection, flood resilience and resistance measures, design of drainage, net surface water run-off and Sustainable Drainage Systems.
144. Appendix A of the HMWP (2013) identifies the protection of water quality and recharge of the underlying aquifer, groundwater and surface water as a key development consideration for the site. This was addressed by Chapter 9 of the ES: Hydrology, Hydrogeology and Flood Risk. This indicates that surface water runoff from Bleak Hill III will be conveyed to a sump to allow sediment to settle before being pumped to the existing water management system. Surface water within the existing drainage system is pumped internally to the settlement lagoon in Bleak Hill I which occasionally discharges to the off-site restored lake under an existing drainage consent. The Lead Local Flood Authority (LLFA) also notes that surface water for the restoration phase will be managed through multiple attenuation basins which present opportunity to enhance habitat for wildlife. The LLFA is therefore satisfied that the proposals address any concerns regarding surface water drainage and local flood risk.
145. The concerns raised in representations relating to impact on the groundwater are noted. The EA conclude that overall, the effects of the proposed extension on water resources is insignificant, and although there could be significant impacts on water quality, these can be mitigated for. Long term impacts on groundwater levels and stream flows are also ruled as not considered to be significant, but all the same it is proposed that monitoring will be undertaken, and mitigation measures implemented if required. However, given the scale and duration of the proposed extension any dewatering raises concerns that adequate monitoring and mitigation measures may not be in place for the protection of groundwater, surface water and private wells. The Applicant will need to apply for a Water Resources Abstraction Licence for the proposed Transfer for any dewatering is to be carried out from the excavation void(s) and conditions will be imposed to require review of the ground water monitoring data and a Monitoring Strategy based on that review.
146. Existing Section 106 agreements relating to the monitoring of ground water and remediation of adverse groundwater effects in the locality in relation to Bleak Hill I and II stand. It is proposed to maintain the existing Legal Agreements in relation to this issue.
147. Conditions will be imposed requiring that the management of surface water shall be in accordance with Section 7: Flood Risk Assessment and Drainage Strategy of the Environmental Statement Chapter 9: Hydrology, Hydrogeology and Flood Risk. There will also be conditions on ground water monitoring at the request of the EA. These meet the requirements of the development consideration identified for Bleak Hill III in the HMWP (2013).

148. Subject to the imposition of these conditions the LLFA and EA are satisfied that the proposals meet Policy 11 (Flood Risk and prevention) of the HMWP (2013) and Policies CS3: Protecting and enhancing our special environment and CS5: Safe and healthy communities of NFCS (2009).

Public access

149. The existing Bleak Hill I and II development already impact on footpaths (FP) 23 and 25 which cross the site from east to west, with FP23 crossing the site's haul road. Footpath 43 runs along the north-west boundary of Bleak Hill II and III. Additional hedgerow planting will be undertaken along FP43 to provide extra screening for users from Bleak Hill III.

150. The crossover point between FP23 and the haul road between the Bleak Hill I and Bleak Hill II (Hamer Warren Quarry) sites is to be surfaced with concrete as part of the proposal. The concrete haul road crossover point shall be maintained to a width of 6 metres. This concrete surface is extended 20m along the haul road north and south of the crossover point. Gates have been erected and signage on Footpath No.23 to notify users of the crossing point and its use.

151. The footpaths are fenced and bounded by hedgerows and bunded to mitigate visual and noise effects for users of these rights of way. The applicant has proposed a new Environment Management Scheme which covers the PROW and plant and vehicle operating protocol. The applicant also suggests an updated Complaints procedure and commits to A Local Liaison Group will also be set up to address any environmental and community issues.

152. The Restoration Plan (P6/206/7A) also includes a new footpath link between FP23 and FP25.

153. Based on the continuation of existing measure and a condition requiring the development to continue in line with the Environmental Management Scheme submitted under Appendix 9 of the Environmental Statement Regulation 25 Submission dated April 2020, the proposal is considered to be in accordance with Policies 5 (Protection of the countryside), 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the adopted HMWP (2013).

Highways impact

154. Policy 12 (Managing traffic) of the HMWP (2013) requires minerals and waste development to 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. It also requires highway

improvements to mitigate any significant adverse effects on highway safety, pedestrian safety, highway capacity and environment and amenity.

155. Appendix A of the HMWP (2013) identifies traffic issues, including cumulative impacts as a key development consideration for the site. The application was accompanied by a Traffic Assessment which addresses these issues.
156. The primary concern of local representations is the state of Harbridge Drove and the frequency of Heavy Goods Vehicle (HGV) movements.
157. The Traffic Assessment states a maximum of 184 HGV movements per day (92 out and 92 in) and 30 LGV movements whilst both Bleak Hill II and III are active, falling to 146 HGV and 30 LGV movements per day for Bleak Hill III alone and then 72 HGV and 30 LGV for the final two year restoration period. The existing Bleak Hill Quarry movements are stated as 110 HGV and 30 LGV movements per day.
158. The applicant's agent has confirmed that the HGV movements associated with the recycling plant at Bleak Hill I have been accounted for within these figures, as importation of material for recycling is included within the importation of the material for restoration. The exportation of recycled aggregate is achieved through backloading HGVs that have delivered to the site and are otherwise empty.
159. The concerns raised in representations relating to highways are noted. From a review of the information contained in the application and the additional information supplied, the Highways Authority are satisfied that this proposal will not have a significant impact on the highway subject to suitable mitigation measures, including a financial contribution for road maintenance, being agreed and secured via a legal agreement.
160. As already noted, the development is subject to Section 106 agreements and in relation to highways matters these relate to:
- the routing of HGVs travelling to and from the site and a contribution of £1,000 per year for a total of £11,000 for the maintenance of Harbridge Drove; and
 - traffic routing;
161. It is proposed to maintain the existing Legal Agreements and make the permission subject to a new Section 106 Agreement on Highway contributions and approval of a Management and Aftercare Scheme.
162. It is also recommended that relevant highway planning conditions are 're-applied' to any permission granted. This will ensure the proposal meets the

development consideration identified in Appendix A of the HMWP (2013) for Bleak Hill III. The proposal is therefore considered to satisfy Policy 12 (Managing traffic) of the HMWP (2013).

Cumulative impacts

163. Policy 10 (Protecting public health, safety and amenity) of the HMWP (2013) states that a proposal should not cause an unacceptable cumulative impact arising from the interactions between minerals and waste developments, and between mineral, waste and other forms of development. It also states that the potential cumulative impacts of minerals and waste development and the way they relate to existing developments must be addressed to an acceptable standard.
164. The measures put in place to offset the potential impacts of the proposed development are noted and indicate that potential cumulative impacts have been considered when preparing the application. The potential cumulative impacts of the development on the highway were considered as noted earlier in this commentary. The proposal is in accordance with Policy 10 (Protection of public health, safety and amenity) in the adopted HMWP (2013) in relation to cumulative impacts.

Restoration and aftercare

165. Restoration for Bleak Hill I and II is to agriculture land with nature conservation and biodiversity enhancements. The proposed restoration scheme delivers a balance of agricultural land with features for nature conservation together with public access extended across the site, including the existing landholding. This has been incorporated the following as part of the final restoration proposals:
- Hedgerows conserved or replaced at final restoration. A hedgerow management and supplementary planting scheme for the site boundaries, together with selected other areas of advance planting to accelerate the restoration of the site, rather than to screen it;
 - Screen mounding to adjacent properties for duration of site operations as shown on Phasing Plan P6/206/5B;
 - Hydrological mitigation measures incorporated where required.
166. Without any new permitted reserves of sand and gravel the quarry will close in 2022 once restoration is complete. Working of the sands and gravels ceased in 2019 and the underlying sands will cease this year. The existing planning consents covering the quarry extraction and operations require operations to cease on 31 December 2022.

167. The final extraction of mineral has been taking place in Phase 14 of Bleak Hill II which occupies a 1.6 ha of land. This is now in its final stages. Some phases of Bleak Hill II and I have also yet to be restored either following extraction or because they contain operational land i.e. silt lagoons, processing plant, weighbridge etc.
168. The Restoration Plan (P6/206/7A) provides the restoration proposals for the Application Site and the wider Site which form Hamer Warren Quarry. This shows that the proposal is to reinstate the plateau landform in continuity with the woodland and slightly higher ground in this area creating a suitable topography for continued agricultural use to maintain the rural pastoral character.
169. Appendix A of the HMWP (2013) states the proposed site will be restored “through inert fill for agriculture, public access and biodiversity after-uses.” The submitted Restoration Plan proposes to return the site “back to existing levels for agricultural use, with nature conservation and biodiversity enhancements, including a pond in the south east corner of the site.” This is in compliance with the allocation. The restoration will also be phased.
170. The extension of the quarry will be subject to a new Section 106 Agreement on the approval of a Management and Aftercare Scheme. This intended restoration plan and associated Section 106 would therefore be in accordance with Policy 9 (Restoration of minerals and waste developments) of the HMWP (2013), which stipulates mineral and waste development restoration schemes should be in keeping with the setting of the local area, and should contribute to local objectives for habitats, biodiversity and community use.

Community Benefits

171. The concerns raised about the lack of a recent Liaison Panel are noted. A frequent concern of communities that host minerals and waste developments is that there are no immediate benefits to 'compensate' for the inconvenience that occurs. In Hampshire there is already a precedent for minerals or waste operators to contribute to local communities' funds. However, this process lies outside of the planning system.
172. Policy 14 (Community Benefits) of the HMWP (2013) encourages negotiated agreements between relevant minerals and waste developers/operators and a community as a source of funding for local benefits. Agreements can be between operators and local bodies such as Parish Councils or resident's associations. Whilst the Minerals and Waste Planning Authority encourages these agreements, it cannot be party to such agreements and the agreements cannot be considered in decision making.

173. In addition to the above, paragraph 5.59 of the HMWP (2013) states that there is an expectation that all 'major' minerals and waste development will be accompanied by a site Liaison Panel. A Panel was established at this site but has not taken place for some time. An informative note to applicant is recommended on the re-establishment of a liaison panel for the site if permission were to be granted in the interests of promoting communication between the site operator and local community.

Conclusions

174. It is considered that the proposal would:

- contribute to maintaining an adequate and steady supply of sand and gravel for Hampshire though the development of an extension to an existing mineral extraction site identified in the adopted Hampshire Minerals and Waste Plan (2013);
- be a time limited mineral extraction in the countryside which is subject to a requirement for restoration and aftercare and not cause an unacceptable visual impact;
- protect soils;
- not adversely affect local archaeology and cultural heritage;
- not have a significant adverse effect on designated or important ecology and biodiversity;
- be acceptable in terms of highway capacity and safety and cumulative impacts;
- not cause any additional flood risk and protect the quality of groundwater and surface water; and
- not cause unacceptable adverse amenity or other cumulative impacts.

175. It is considered that the proposal would be in accordance with the relevant policies of the development plan.

Recommendation

176. It is recommended that planning permission be granted for planning application 19/11326 subject to a Section 106 legal obligation agreement and the conditions listed in Appendix A.

177. It is recommended that planning permission be granted for planning application 19/11325 subject to a deed of variation to transfer the Section 106 legal obligations to 19/11325 from planning permission 19/10014, and the conditions listed in Appendix B.

178. It is recommended that planning permission be granted for planning application 19/11324, subject to the conditions listed in Appendix C.

Appendices:

Appendix A – Conditions 19/11326
Appendix B – Conditions 19/11325
Appendix C – Conditions 19/11324
Appendix D - Location Plan
Appendix E – Overview Plan
Appendix F – Phasing Plan P6/205/5B i - xi
Appendix G – Restoration Plan P6/206/7A

Other documents relating to this application:

19/11324: <https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=20527>

19/11325: <https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=20526>

19/11326: <https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=20535>

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	No
People in Hampshire live safe, healthy and independent lives:	No
People in Hampshire enjoy a rich and diverse environment:	No
People in Hampshire enjoy being part of strong, inclusive communities:	No
OR	
This proposal does not link to the Strategic Plan 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 or local planning authority.	

Section 100 D - Local Government Act 1972 - background documents

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

Document

Location

19/11326

Hampshire County Council

NF091

Bleak Hill III - Hamer Warren Quarry,
Harbridge Drove, Nr Ringwood BH24 3PX
(EIA)

(Planning permission for an extension of mineral working at Hamer Warren Quarry, to extract some 600,000 tonnes of sand and gravel from Bleak Hill III, including works to create an extended haul road and back filling with inert material and progressive restoration to agriculture with increased nature conservation and biodiversity enhancements until 31 December 2025)

EQUALITIES IMPACT ASSESSMENTS:

1. Equality Duty

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Officers considered the information provided by the applicant, together with the response from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Integral Appendix A – Conditions for 19/11326

CONDITIONS

Commencement

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

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

Timescale

2. The winning, working and processing of minerals at Bleak Hill III shall cease on or before 31 December 2025. The site shall be restored for agriculture, public access and nature conservation in accordance with the approved details shown on Drawings P6/206/7A7A (Restoration Proposals Plan) within a further 6 months.

Reason: To minimise the duration of disturbance from the operations hereby approved in accordance with Policies 9 (Restoration of minerals and waste sites) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Hours of Working

3. No operations authorised or required by this permission, with the exception of site preparation works, shall be carried out, and plant shall not be operated (except for equipment required in connection with de-watering operations) except between the following hours: 07.00 - 18.00 Monday to Friday and 08.00 - 13.00 Saturday. There shall be no working on Sundays or recognised Public Holidays. Site Preparation works shall only take place between the following hours: 08.00 - 18.00 Monday to Friday and 08.00 - 13.00 Saturday.

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

Archaeology

4. An Archaeological Watching Brief shall be implemented on the site in accordance with the Section 11.7 of the Environmental Statement, including the submission of a Written Scheme of Investigation prior to works commencing on site.

Reason: In the interests of archaeology in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the Hampshire Minerals & Waste Plan (2013).

Restriction of Permitted Development Rights

5. Notwithstanding the provisions of Parts 4, 7 and 16 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Noise, Dust and Odour

6. The total noise attributable to all mineral workings (including the operation of the aggregate recycling plant, concrete crusher and landfill operations) at Bleak Hill I, Bleak Hill II (Hamer Warren Quarry) and Bleak Hill III shall not exceed 50dB(A) LAeq (1HR) (Freefield) at the boundary of any noise-sensitive properties. The individual noise contribution from the operations of mineral extraction and processing, recycling, concrete crushing and landfilling shall not exceed 45dB(A) LAeq (1 HR) (Freefield) at the boundary of any noise-sensitive properties.

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

7. Within 3 months of the date of the permission, a Noise Management Plan for the control of noise at the site shall be submitted to the Minerals and

Waste Planning Authority for approval in writing. The Scheme shall be implemented as approved for the duration of the permission.

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

8. De-watering equipment referred to and operated outside of the working hours specified in Condition 2 (Hours of working) shall be done so in accordance with the Acoustic Mitigation Measures outlined within the email dated 11 April 2014, subject: 'Cemex Bleak Hill Dewatering - Noise Mitigation Measures'. Noise levels generated from the site outside of the working hours and on recognised Public Holidays as specified in Condition 2 (Hours of working) shall not exceed 33dB(A) LAeq, 1h (free field) at the boundary of any noise-sensitive properties.

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

9. The operation of de-watering equipment outside of the permitted working hours specified in Condition 2 (Hours of working) shall take place no more than 60 days per calendar year. A written record of such use shall be kept on site and made available for inspection by the Mineral and Waste Planning Authority on request.

Reason: As the 24-hour operation of de-watering equipment is required only in exceptional circumstances and in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

10. The temporary operations of soil stripping, bund construction and bund removal shall not take place beyond the time period of 8 weeks in any 1 year and shall not exceed 70dB(A) LAeq (1hr) (Free field) at the boundary of any noise-sensitive properties. A log book shall be kept on site, managed by the operators of the site, recording these conditioned temporary operations and shall be made available for inspection by the Mineral and Waste Planning Authority on request.

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

11. Mobile screens shall not be operated within 100 metres of any dwelling.

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

12. Within 3 months of the date of this permission, a Dust Management Scheme for the control of dust at the site shall be submitted to the Minerals and Waste Planning Authority for approval in writing. The Scheme shall also demonstrate measures to protect the adjacent woodland. The Scheme shall be implemented as approved for the duration of the permission.

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

Working Programme

13. Sand and gravel extraction, backfilling with imported inert material and restoration shall take place progressively in a phased manner in accordance with the approved Working Scheme Plans (Drawings P4/206/5B (i) – (xi)) March 2020). The restoration of the site and its return to agricultural use shall be carried out in the timescale stated on these plans.

Reason: In the interests of local amenities and timely restoration in accordance with Policies 9 (Restoration of minerals and waste sites) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

14. No refuse shall be burnt on the site or be deposited in any watercourse.

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

15. 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 in accordance with Policies 8 (Protection of soils) and 9 (Restoration of quarries and waste developments) of the Hampshire Minerals & Waste Plan (2013).

16. All vehicles and plant employed within the site shall be fully maintained in sound working order at all times and shall be fitted with and use effective silencers provided in accordance with the manufacturer's recommendations. Vehicles and plant operating on the site shall be fitted with white noise type reversing alarms.

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

17. No skips or waste containers shall be stored on site.

Reason: In the interests of local amenities and protection of the environment in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

18. All vehicles shall be limited to a maximum speed of 15 miles per hour on site.

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

Depth of Working

19. No excavation at Bleak Hill III shall take place below 30 Metres AOD.

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

Margins

20. No excavation or storage of soils shall take place within 2 metres of those hedgerows, or under the canopies of those trees, which bound the site. Any trees or sections of hedges which die during the period of working and aftercare shall be replaced by new plants planted in accordance with a scheme specifying species, density of planting, size of plants and provisions for the maintenance to be agreed by the Mineral and Waste Planning Authority.

Reason: In the interests of local amenities and to protect the landscape character of the area in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

21. The sterilised margins around Bleak Hill I (Hamer Warren Quarry) shown on Working Scheme Plans (Drawings P4/206/5B (i) – (xi)) March 2020 shall be maintained throughout the life of the development. There shall be no encroachment of extraction into these areas.

Reason: In the interests of amenities of local residents in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

22. Extraction of sand and gravel shall only take place in accordance with the Working Scheme Plans (Drawings P4/206/5B (i) – (xi)) March 2020).

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

23. Disposal of inert material shall only take place in accordance with the Working Scheme Plans (Drawings P4/206/5B (i) – (xi)) March 2020).

Reason: In the interests of local amenities and protection of the environment in accordance with Policies 3 (Protection of habitats and species), 10 (Protecting public health, safety and amenity) and 11 (Flood risk and prevention) of the Hampshire Minerals & Waste Plan (2013).

Environmental Management

24. The management of lighting, Rights of Way and Plant and Vehicle operating protocol shall be undertaken in accordance with the Environmental Management Scheme submitted as Appendix 9 of the Environmental Statement Regulation 25 Submission dated April 2020. Operations shall not proceed except in compliance with this scheme.

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

25. Sandmartins and Little Ringed Plovers nesting at the site shall be protected in accordance with the scheme approved by the Mineral and Waste Planning Authority on 18th May 2005 and the submitted Ecological Management Plan April 2020.

Reason: To ensure the protection of specified site breeding birds in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013).

Restoration

26. No later than 6 months from the cessation of all extraction and tipping all plant and machinery, foundations, hardstandings and access roads no longer required in connection with the workings, restoration or future agricultural use of the site shall be removed.

Reason: In the interests of the amenities of the area in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

27. Only clean, uncontaminated inert material shall be imported to the site.

Reason: In the interests of local amenities and to ensure the protection of the water environment in accordance with Policy 10 (Protecting public

health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

28. The phased restoration of the site shall be undertaken, managed and aftercare implemented in accordance with the scheme approved by the Mineral and Waste Planning Authority and shown on the Restoration Plan (Drawing P6/206/7A7A) and the Working Scheme Plans (Drawings P6/206/5B (i) – (xi)) March 2020).

Reason: In the interests of maximising the potential for nature conservation in accordance with Policies 3(Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

29. No tipping, including the deposition of soils for restoration, shall take place to levels higher than the approved final levels indicated on the Restoration Plan (Drawing P6/206/7A7A).

Reason: To ensure that the final landform is in keeping with the locality and capable of beneficial after use and to ensure the site is not surcharged with waste materials in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

30. The final levels of the restored land including areas underneath the overhead power lines and supporting poles shall be in accordance with the Restoration Plan (Drawing P6/206/7A7A).

Reason: In the interests of health and safety in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

31. The management of surface water shall be in accordance with Section 7: Flood Risk Assessment and Drainage Strategy of the Environmental Statement Chapter 9: Hydrology, Hydrogeology and Flood Risk dated December 2018.

Reason: To ensure adequate drainage of the site in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals & Waste Plan (2013).

Landscape

32. Planting for Bleak Hill III shall be implemented in accordance with the Restoration Plan (Drawing P6/206/7A7A).

Reason: In the interests of local amenities and the landscape character of the area in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

33. The trees or shrubs planted or required to be retained on the site in accordance with any scheme approved by the Minerals and Waste Planning Authority shall be safeguarded and maintained for the duration of the development. Any of the trees or shrubs which die, are removed or become seriously damaged or diseased before or during the approved aftercare period shall be replaced in the next planting season with other live specimens of similar number, size and species.

Reason: In the interests of the amenities of the area in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

After-Care

34. Aftercare and the programme of monitoring aftercare at Bleak Hill I, Bleak Hill II (Hamer Warren Quarry) and Bleak Hill III shall be implemented in accordance with the scheme approved on the Restoration Plan (Drawing P6/206/7A7A). Aftercare of each restored area shall commence upon the completion of the restoration in each phase. Aftercare of agricultural land shall take place for a period of 5 years. Aftercare of all planted and vegetation areas shall take place for 10 years. Aftercare shall include an annual site meeting to discuss the detailed steps necessary on the

restored land. Should the Minerals Planning Authority identify from the annual meeting that detailed revisions to the aftercare scheme are required, they shall be submitted for the approval of the Minerals Planning Authority no later than 2 weeks after each meeting.

Reason: To ensure that the land is satisfactorily restored in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Highways

35. All haul roads shall be maintained in a condition free from pot holes whilst in use and shall be removed when no longer required or during the course of site restoration, whichever is sooner. Sections of the haul road formed to a higher level than one metre below the local final restoration level, as shown on the approved Restoration Proposals Plan (drawing P6/206/7A7A), shall be removed before overburden and soils are re-spread. All sections of haul road shall be ripped before covering with overburden or soils during restoration.

Reason: In the interests of highway safety and to ensure the land is satisfactorily restored in accordance with Policies 9 (Restoration of quarries and waste developments) and 12 (Managing Traffic) of the Hampshire Minerals & Waste Plan (2013).

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

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

37. All goods vehicles entering or leaving the site shall be securely sheeted.

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

Nature Conservation

38. Mitigation and protected species safeguarding measures set out in ECOLOGICAL MANAGEMENT PLAN V1 April 2020 including Appendix Update: Reptile and Dormice Mitigation Measures Timeline, or any subsequent update to this report as a result of further surveys or species mitigation licencing, will be undertaken throughout the life of the development. Annual Monitoring reports will be submitted to the Minerals and Waste Planning Authority for approval. Updates to this document will be submitted to the Minerals and Waste Planning Authority for approval on an annual basis from the date of this permission. Any further surveys or data collected through this process will submitted to Hampshire Biodiversity Information Centre.

Reason: To safeguard populations of protected species in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013).

39. Dormice habitat and monitoring boxes shall be maintained as set out in ECOLOGICAL MANAGEMENT PLAN V1 April 2020, or any subsequent update to this report as a result of further surveys or species mitigation licencing, throughout the life of the development. An annual report on dormice shall be submitted for review by the Minerals and Waste Planning Authority and shall cover the success of the planting, the presence of the dormouse boxes and retention of the hedges. Any dormice boxes damaged or removed shall be replaced within 4 weeks of notification of their status.

Reason: in order to provide adequate mitigation and compensation for dormice, to ensure the favourable conservation status of dormice in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013).

40. A Review of the ground water monitoring data shall be submitted to the Minerals and Waste Planning Authority within 12 months from the date of this permission. The Review shall include, but not be limited to:

- a) all the groundwater level data in excel format for the monitoring period(1993 – present: hydrometric year October to September) for all observation boreholes at the site and Private Wells as measured within proximity at the site;
- b) all the stream stage data in excel format for the monitoring period for all monitoring locations along the Hamer Brook, Lomer Stream and Whitefield Brook;
- c) any rated section data for all monitoring points along the Hamer Brook, Lomer Stream and Whitefield Brook;
- d) Location, construction details and status of the installed monitoring equipment;
- e) Data analysis and interpretation to be provided to include for:
 - Update to the conceptual hydrogeological understanding of the site;
 - Assessment of the occurrence of impacts upon the water environment that may have occurred;
 - Details of any mitigation measures implemented during the monitoring period (1993 – present);
 - Discussion of data quality issues that have arisen during the monitoring period (1993 – present); and
 - Recommendations regarding improvements to the monitoring scheme and to include for consideration of the installation of flow monitoring equipment along the Hamer Brook, Lomer Stream and Whitefield Brook.

Reason: To ensure adequate drainage of the site in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals & Waste Plan (2013).

41. A Monitoring Strategy taking into account the recommendations in the Review of the groundwater monitoring data shall be submitted to the Minerals and Waste Planning Authority within 12 months from the date of this permission for approval in writing. The approved Monitoring Strategy shall be subject to a Review every 2 years. As part of this review the operator shall undertake a detailed hydrogeological review of operations. The approved Monitoring Strategy shall be implemented for the life of the development.

Reason: To ensure adequate drainage of the site in accordance with Policy 11 (Flood risk and prevention) of the Hampshire Minerals & Waste Plan (2013).

Plans

42. The development hereby permitted shall be carried out in accordance with the following approved plans: **P6/206/1, P6/206/2, P6/206/3, P6/206/4, P6/206/5 1 of 5, P6/206/6, P6/206/7A7A, P6/206/8 , P6/206/9, P6/206/10, P6/206/11, P4/206/5F 1 of 6, P4/206/8C, L6/206/LVIA3ALVIA3A.**

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

Note to Applicants

1. In determining this planning application, the Minerals and Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.
3. For the purposes of matters relating to this decision Heavy Goods Vehicles (HGVs) are defined as vehicles over 3.5 tonnes un-laden.
4. The County Council supports the establishment of the Liaison Panel between the site operator, Waste Planning Authority and community representatives at a suitable frequency to facilitate effective engagement with stakeholders in the interests of promoting communication between the site operator and local community. Guidance on the establishment of liaison panels is available: <http://documents.hants.gov.uk/planning-strategic/LiaisonPanelProtocolforHCCsites-November2016.pdf>

Integral Appendix B – Conditions for planning permission 19/11325

CONDITIONS

Conditions

Time Limit

1. The winning, working and processing of minerals and tipping operations at Bleak Hill I and II (Hamer Warren Quarry) shall cease on or before 31 December 2025. The site shall be restored for agriculture and nature conservation in accordance with the approved details shown on Drawings P6/206/7A (Restoration Proposals Plan) and P4/206/9A (Restoration Sections) within a further 6 months.

Reason: To minimise the duration of disturbance from the operations hereby approved in accordance with Policies 9 (Restoration of minerals and waste sites) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Hours of Working

2. No operations authorised or required by this permission shall be carried out, and plant shall not be operated (except for equipment required in connection with de-watering operations), other than during the following hours: between 0700 and 1800 Monday to Friday, and 0700 to 1300 hours on a Saturday. No operations shall take place on Sunday or recognised Public Holidays.

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

Archaeology

3. An Archaeological Watching Brief shall be implemented on the site in accordance with the scheme approved by the Mineral Planning Authority on 17 February 2009, completed by Lang Hall Archaeology.

Reason: To protect archaeological heritage in accordance with Policy 7 (Conserving the historic environment and heritage assets) of the Hampshire Minerals & Waste Plan (2013).

Permitted Development

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no plant, including mobile

plant, (excluding the minerals processing plant or any other buildings and structures already hereby approved or approved by any other permission relating to the site) shall be erected or operated on site.

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

Noise, Dust and Odour

5. The total noise attributable to all mineral workings (including the operation of the aggregate recycling plant, concrete crusher and landfill operations) at Bleak Hill I and Bleak Hill II (Hamer Warren Quarry) shall not exceed 50dB(A) LAeq (1HR) (Freefield) at the boundary of any noise-sensitive properties. The individual noise contribution from the operations of mineral extraction and processing, recycling, concrete crushing and landfilling shall not exceed 45dB(A) LAeq (1 HR) (Freefield) at the boundary of any noise-sensitive properties.

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

6. De-watering equipment referred to and operated outside of the working hours specified in Condition 2 (Hours of working) shall be done so in accordance with the acoustic mitigation measures outlined within the email dated 11 April 2014, subject: 'Cemex Bleak Hill Dewatering - Noise Mitigation Measures'. Noise levels generated from the site outside of the working hours and on recognised Public Holidays as specified in Condition 2 (Hours of working) shall not exceed 33dB(A) LAeq, 1h (free field) at the boundary of any noise-sensitive properties.

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

7. The operation of de-watering equipment outside of the permitted working hours specified in Condition 2 (Hours of working) shall take place no more than 60 days per calendar year. A written record of such use shall be kept on site and made available for inspection by the Mineral Planning Authority on request.

Reason: As the 24-hour operation of de-watering equipment is required only in exceptional circumstances, in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

8. The temporary operations of soil stripping, bund construction and bund removal shall not take place beyond the time period of 8 weeks in any 1 year

and shall not exceed 70dB(A) LAeq (1hr) (Free field) at the boundary of any noise-sensitive properties. A log book shall be kept on site, managed by the operators of the site, recording these conditioned temporary operations and shall be made available for inspection by the Mineral Planning Authority on request.

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

9. Mobile screens shall not be operated within 100 metres of any dwelling.

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

10. Dust suppression shall be undertaken for the duration of the development in accordance with the Environmental Management Plan April 2020.

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

Working Scheme

11. Sand and gravel extraction, backfilling with imported waste and restoration shall take place progressively in a phased manner in accordance with the approved Working Scheme Plans (Drawings P6/206/5B (i) – (xi)). The restoration of the site and its return to agricultural use shall be carried out in the timescale stated on these plans.

Reason: In the interests of local amenities and timely restoration in accordance with Policies 9 (Restoration of minerals and waste sites) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

12. No refuse shall be burnt on the site or be deposited in any watercourse.

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

13. 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 in accordance with Policies 8 (Protection of soils) and 9 (Restoration of quarries and waste developments) of the Hampshire Minerals & Waste Plan (2013).

14. All vehicles and plant employed within the site shall be fully maintained in sound working order at all times and shall be fitted with and use effective silencers provided in accordance with the manufacturer's recommendations. Vehicles and plant operating on the site shall be fitted with white noise type reversing alarms.

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

15. All vehicles shall be limited to a maximum speed of 15 miles per hour on site.

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

16. No skips or containers shall be stored on site.

Reason: In the interests of local amenities and protection of the environment in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

17. The minerals processing plant shall be erected and comply with the specification detailed on drawings no. P5-206-3 (Proposed processing site layout) and P5-206-4 (Aggregate plant layout with traffic management elevations) approved by Planning Permission 16/10796.

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

Depth of Working

18. No excavation at Bleak Hill II (Hamer Warren Quarry) shall take place below 30 Metres AOD.

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

Margins

19. No excavation or storage of soils shall take place within 2 metres of those hedgerows, or under the canopies of those trees, which bound the site. Any trees or sections of hedges which die during the period of working and aftercare shall be replaced by new plants planted in accordance with a scheme specifying species, density of planting, size of plants and provisions for the maintenance to be agreed by the Mineral Planning Authority.

Reason: In the interests of local amenities and to protect the landscape character of the area in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

20. The sterilised margins around Bleak Hill I (Hamer Warren Quarry) shown on Working Scheme Plans (Drawings P4/206/5F (i) – (vi)) shall be maintained throughout the life of the development. There shall be no encroachment of extraction into these areas.

Reason: In the interests of amenities of local residents in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

21. No extraction of sand and gravel shall take place within 20 metres of any public highway.

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

22. No disposal of waste material shall take place within 10 metres of the boundary at any public highway or watercourse.

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

Environmental Management

23. Environmental management of the site shall be undertaken in accordance with the Environmental Management Scheme submitted as Appendix 9 of the Environmental Statement Regulation 25 Submission dated April 2020. Operations shall not proceed except in compliance with this scheme.

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

24. Sandmartins and Little Ringed Plovers nesting at the site shall be protected in accordance with the scheme approved by the Mineral Planning Authority on 18th May 2005.

Reason: To ensure the protection of specified site breeding birds in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013).

25. No mineral extraction shall take place from the area marked as Area Protected for Nature Conservation on the Working Scheme Plans (Drawings P6/206/5B (i) – (xi)).

Reason: In the interests of the nature conservation value of the area in accordance with Policy 3 (Protection of habitats and species) of the Hampshire Minerals & Waste Plan (2013).

Survey Points

26. Timber marker posts of a height not less than 0.5 metres above the ground level shall be maintained as approved in a line parallel with the eastern and southern advanced hedgerow planting for the duration of the permission.

Reason: To facilitate the monitoring of the development and ensure the land is restored in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals & Waste Plan (2013).

27. Survey points established in accordance with this permission shall be retained during the life of the permission as shown on drawing number P3/206/1 approved on 17 February 2009.

Reason: To facilitate the monitoring of the development and ensure the land is restored in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Restoration

28. No later than 6 months from the cessation of all extraction and tipping all plant and machinery, foundations, hardstandings and access roads no longer required in connection with the workings, restoration or future agricultural use of the site shall be removed.

Reason: In the interests of the amenities of the area in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

29. Only clean, uncontaminated inert material shall be imported to the site.

Reason: In the interests of local amenities and to ensure the protection of the water environment in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

30. The phased restoration of parts of the site to nature conservation shall be undertaken, managed and aftercare implemented in accordance with the scheme approved by the Mineral Planning Authority and shown on the Restoration Plan (Drawing P6/206/7A) and the Working Scheme Plans (Drawings P6/206/5B (i) – (xi)).

Reason: In the interests of maximising the potential for nature conservation in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

31. No tipping including the deposition of soils for restoration shall take place to levels higher than the approved final levels indicated on the Restoration Plan (Drawing P6/206/7A).

Reason: To ensure that the final landform is in keeping with the locality and capable of beneficial after use and to ensure the site is not surcharged with waste materials in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

32. The final levels of the restored land including areas underneath the overhead power lines and supporting poles shall be in accordance with the Restoration Plan (Drawing P6/206/7A).

Reason: In the interests of health and safety in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

33. Each phase of Bleak Hill I (Hamer Warren Quarry) shall be drained within 2 years of its restoration in accordance with a scheme to be agreed with the Mineral Planning Authority, unless it can be demonstrated that a drainage scheme is not necessary.

Reason: To ensure that the land is satisfactorily restored in accordance with Policies 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

34. The management of surface water shall be in accordance with Section 7: Flood Risk Assessment and Drainage Strategy of the Environmental Statement Chapter 9: Hydrology, Hydrogeology and Flood Risk.

Reason: To ensure that the land is satisfactorily restored in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals & Waste Plan (2013).

35. 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 in accordance with Policies 8 (Protection of soils) and 9 (Restoration of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

Landscaping

36. Planting for Bleak Hill II (Hamer Warren Quarry) shall be implemented in accordance with the Restoration Plan (Drawing P6/206/7A).

Reason: In the interests of local amenities and the landscape character of the area in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

37. In the event of the failure of any of the trees or shrubs planted or required to be retained on the site in accordance with any scheme approved by the Minerals Planning Authority, shall be safeguarded and maintained for the duration of the development. Any trees or shrubs which die, are removed or become seriously damaged or diseased before or during the approved aftercare period stated in Condition 38 (Aftercare), shall be replaced in the next planting season with other live specimens of similar number, size and species.

Reason: In the interests of the amenities of the area in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

After care

38. Aftercare and the programme of monitoring aftercare at Bleak Hill I and II (Hamer Warren Quarry) shall be implemented in accordance with the scheme approved on the Restoration Plan (Drawing P6/206/7A). Aftercare of each restored area shall commence upon the completion of the restoration in each phase and shall take place for a period of 10 years. Aftercare shall include an annual site meeting to discuss the detailed steps necessary on the restored land. Should the Minerals Planning Authority identify from the annual meeting that detailed revisions to the aftercare scheme are required, they shall be submitted for the approval of the Minerals Planning Authority no later than 2 weeks after each meeting.

Reason: To ensure that the land is satisfactorily restored in accordance with Policy 9 of the Hampshire Minerals & Waste Plan (2013).

Drainage

39. In the event that drainage problems are encountered in the vicinity of the overlap bund and haul road crossing Public Right Of Way 23 (Green Lane - between the Bleak Hill I and Bleak Hill II (Hamer Warren Quarry) sites), within 3 months of the event, details of measures to be taken to drain that part of the site shall be implemented in accordance with a scheme to be submitted to and approved by the Minerals Planning Authority in writing.

Reason: In the interests of the access of the public footpath in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Haul roads

40. All haul roads shall be maintained in a condition free from pot holes whilst in use and shall be removed when no longer required or during the course of site restoration, whichever is sooner. Sections of the haul road formed to a higher level than one metre below the local final restoration level, as shown on the approved Restoration Proposals Plan (drawing P6/206/7A), shall be removed before overburden and soils are re-spread. All sections of haul road shall be ripped before covering with overburden or soils during restoration.

Reason: To ensure the land is satisfactorily restored in accordance with Policy 9 (Restoration of quarries and waste developments) of the Hampshire Minerals & Waste Plan (2013).

41. The crossover point between Footpath No.23 and the haul road between the Bleak Hill I and Bleak Hill II (Hamer Warren Quarry) sites shall be surfaced with concrete to the satisfaction of the Minerals Planning Authority. The concrete haul road crossover point shall be constructed and maintained to a width of 6 metres. This concrete surface shall extend 20m along the haul

road north and south of the crossover point. The operator shall allow for reasonable and safe public access along Footpath No. 23 and the crossover point shall be maintained in a condition free of deep ruts or mud for the duration of the development hereby approved.

Reason: In the interests of highway safety and the local amenities in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013) and Paragraph 110 of the National Planning Policy Framework (2019).

42. Wherever Public Rights Of Way (PROWs) cross the haul road between Bleak Hill I and Bleak Hill II (Hamer Warren Quarry) sites signs shall be erected to warn drivers and users of the PROWs as shown on Plan number P4/206/11 approved on 17 February 2009. The signs shall be maintained for the duration of the development.

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

43. The notices at Harbridge public Footpath No.25 crossing point shall be maintained throughout the life of the development hereby approved and shall be removed in conjunction with the final restoration. The operator shall allow for reasonable and safe public access along Footpath No. 25 and the crossover point shall be maintained in a condition free of deep ruts or mud for the duration of the development hereby approved.

Reason: In the interests of highway safety and the local amenities in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013) and Paragraph 110 of the National Planning Policy Framework (2019).

44. The design of the site access gates and signs at Bleak Hill II (Hamer Warren Quarry) sites shall be maintained in accordance with Plan number P4/206/11 approved on 17 February 2009 for the duration of the development hereby approved.

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

45. Measures shall be taken to prevent mud and spoil from vehicles leaving the site and being deposited on the public highway. These measures shall be maintained for the duration of the development hereby permitted. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway.

In the event that any mud or spoil is deposited on the highway, it shall be cleaned off at the end of each working day.

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

46. All goods vehicles entering or leaving the site shall be securely sheeted.

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

Plans

47. The development hereby permitted shall be carried out in accordance with the following approved plans: **P4/2016/1, P4/206/2, P6/206/5B 1-XI, P6/206/7A, P/6/207/10, 6/206/6, P5/206/3, P5/206/4, P4/206/8C, P4/206/9A, P6/206/9, P6/206/11, L6-206-LVIA3A**

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

Notes to Applicant

1. In determining this planning application, the Minerals and Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. For the purposes of matters relating to this decision Heavy Goods Vehicles (HGVs) are defined as vehicles over 3.5 tonnes un-laden.
3. The legal agreement relating to land known as Bleak Hill II (Hamer Warren Quarry) dated 30 October 1992, for monitoring of ground water and remediation of adverse groundwater effects in the locality, continues by way of this permission.
4. The legal agreement attached to permission 70318 in respect of lorry routeing to ensure that lorries access and egress the site from the south of Harbridge Drove and to secure a financial contribution towards maintenance of Harbridge Drove, continues by way of this permission.
5. The County Council supports the establishment of the Liaison Panel between the site operator, Waste Planning Authority and community representatives at a suitable frequency to facilitate effective engagement with stakeholders in the interests of promoting communication between the site operator and local community. Guidance on the establishment of liaison

panels is available: <http://documents.hants.gov.uk/planning-strategic/LiaisonPanelProtocolforHCCsites-November2016.pdf>

6. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.

Integral Appendix C – Conditions for planning permission 19/11324

CONDITIONS

Timescale

1. The development hereby permitted shall cease operation on 31 December 2025. All development, foundations, hardstandings, plant, machinery and stockpiles hereby approved shall be removed, and the land shall then be restored in accordance with the timings, plans and details approved under Planning Permission 19/10014, or any subsequent primary planning permission that supersedes 19/10014 on the site.

Reason: To minimise the duration of disturbance from the operations hereby approved in accordance with Policies 9 (Restoration of minerals and waste sites) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Ancillary Development

2. The development hereby permitted shall only be used for purposes ancillary to Planning Permission 19/10014, or any subsequent primary planning permission that supersedes 19/10014 on the site, and shall be implemented, operated and restored in accordance with all the conditions applying to such permission for the duration of the development.

Reason: To ensure that the development is consistent with the use of the land as approved by the permission above.

Site Layout

3. The development hereby permitted shall be carried out, and only take place within the identified site area, in accordance with the approved Layout Plan (drawing P2/206/4A).

Reason: To ensure the development can operate in an efficient and sensitive manner in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013).

Storage of Material

4. No stockpiles of waste, aggregate or processed material shall exceed 4 metres in height and stockpiles of soil only shall not exceed 3 metres in height (from base to apex). There shall be no machinery operating on the top of stockpiles.

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

Access

5. The only vehicular access to and egress from the site shall be by way of the existing quarry access from Harbridge Drove as approved under Planning Permission 19/10014, or any subsequent primary planning permission that supersedes 19/10014 on the site.

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

Amenity Impacts

6. Breaking activities and use of the concrete crusher shall not operate outside of the hours of 0800 - 1800 hours Monday to Friday and 0800 – 1300 hours Saturday. There shall be no working on Sundays and recognised Public Holidays.

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

7. The development hereby permitted shall be carried out in accordance with the Site Environmental Management Scheme approved on 17 January 2011, as amended by the Environmental Management Scheme submitted as Appendix 9 of the Environmental Statement Regulation 25 Submission dated April 2020

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

8. Adequate water shall be available on site at all times and used to ensure that when necessary dampening down occurs during periods of dry/windy weather to ensure no visible dust is allowed to spread beyond the site boundary at any time.

Reason: In the interest of local amenities, nearby business and the natural environment in accordance with Policies 3 (Protection of habitats and species) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Water Protection and Pollution

9. The development hereby permitted shall be carried out in accordance with the Assessment of the Potential Effect on the Water Environment Report approved on 17 January 2011.

Reason: To ensure the protection of the water environment in accordance with Policies 3 (Protection of habitats and species) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

10. There shall be no direct connection between the workings and any watercourse. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse and no water or other liquid shall be discharged direct from the site to any river, stream, ditch or other watercourse.

Reason: To protect the water environment in accordance with Policies 3 (Protection of habitats and species) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

11. Any oil, fuel, lubricant or other potential pollutant shall be handled on the site in such a manner as to prevent pollution of any watercourse or aquifer. Fuel or oil storage tanks shall be housed in an area with an impervious base surrounded by oil and fuel-tight bunded walls of sufficient height and construction to be capable of containing 110 percent of the total volume of all of the enclosed tanks and pipework and shall also enclose all fill and drain pipes which shall vent downwards.

Reason: To protect the water environment in accordance with Policies 3 (Protection of habitats and species) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

12. All foul drainage and any run-off from vehicle washing areas shall be drained to a sealed cesspit.

Reason: To protect the water environment in accordance with Policies 3 (Protection of habitats and species) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

Arboriculture

13. The existing trees and hedges on the boundaries of the site shall be safeguarded and maintained for the duration of the development. Any trees or shrubs which die, are removed or become seriously damaged or diseased before or during the approved aftercare period stated in Condition 41 (Aftercare) of Planning Permission 19/10014, or any subsequent primary planning permission that supersedes 19/10014 on the site, shall be replaced

in the next planting season with other live specimens of similar number, size and species.

Reason: In the interests of the amenities of the area in accordance with Policies 3 (Protection of habitats and species), 5 (Protection of the countryside), 9 (Restoration of quarries and waste developments) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013)

14. No material shall be stored beneath the crown of any trees along the boundary of the site.

Reason: In order to protect trees along the boundary in accordance with Policies 3 (Protection of habitats and species) and 10 (Protecting public health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

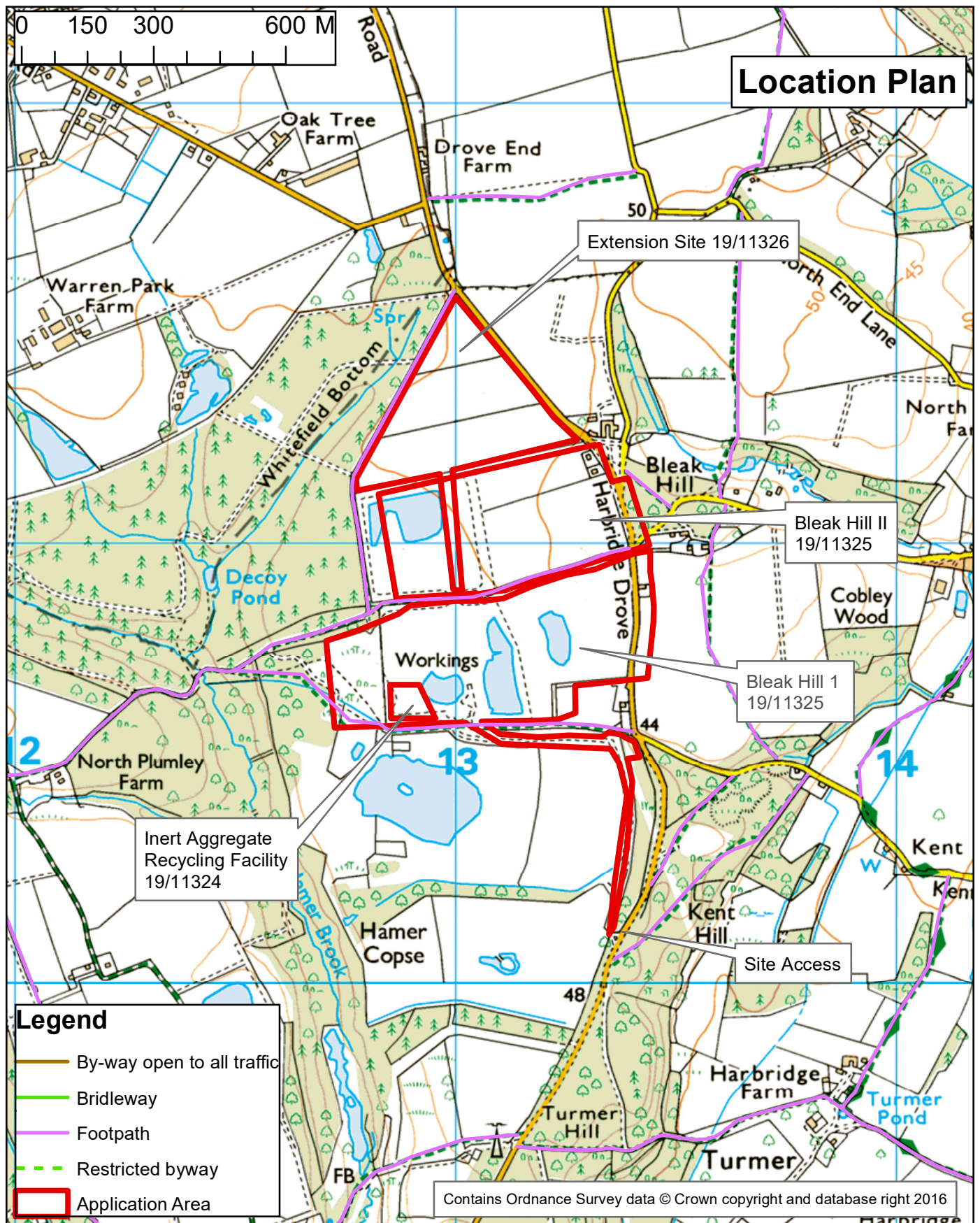
Plans

15. The development hereby permitted shall be carried out in accordance with the following approved plans: **P2/206/5A, P2/206/4A**

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

Notes to Applicant

1. In determining this planning application, the Minerals and Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2019), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. For the purposes of matters relating to this decision Heavy Goods Vehicles (HGVs) are defined as vehicles over 3.5 tonnes un-laden.
3. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.



Hamer Warren Quarry, Harbridge Drive,
Nr Ringwood BH24 3PX

Regulatory Committee

Application No: 19/11326, 19/11325, 19/11324

Date: 16 September 2020

1:12,000



Site Reference: NF091

Page 103

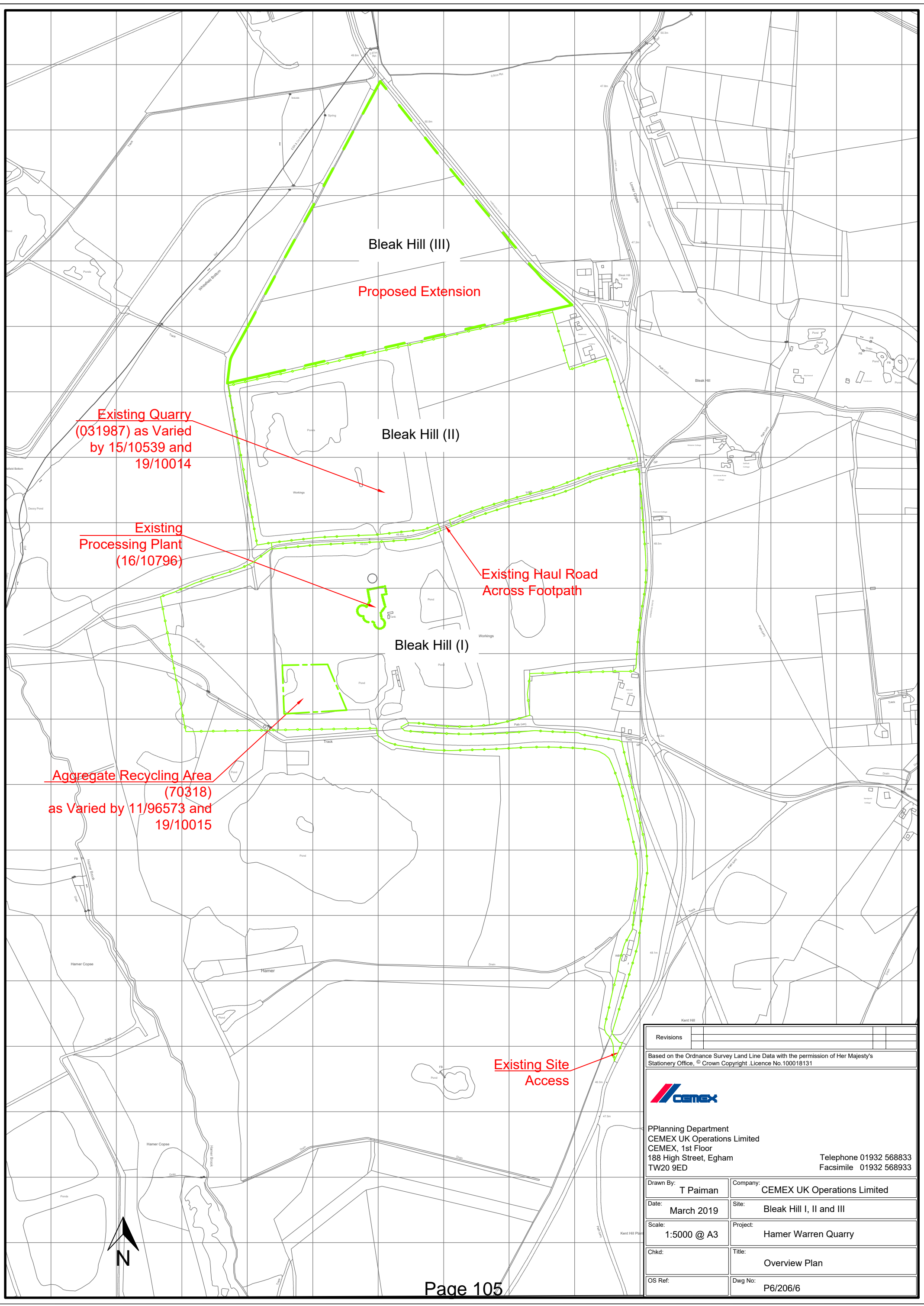


Hampshire
County Council

Drawn by: Strategic Planning

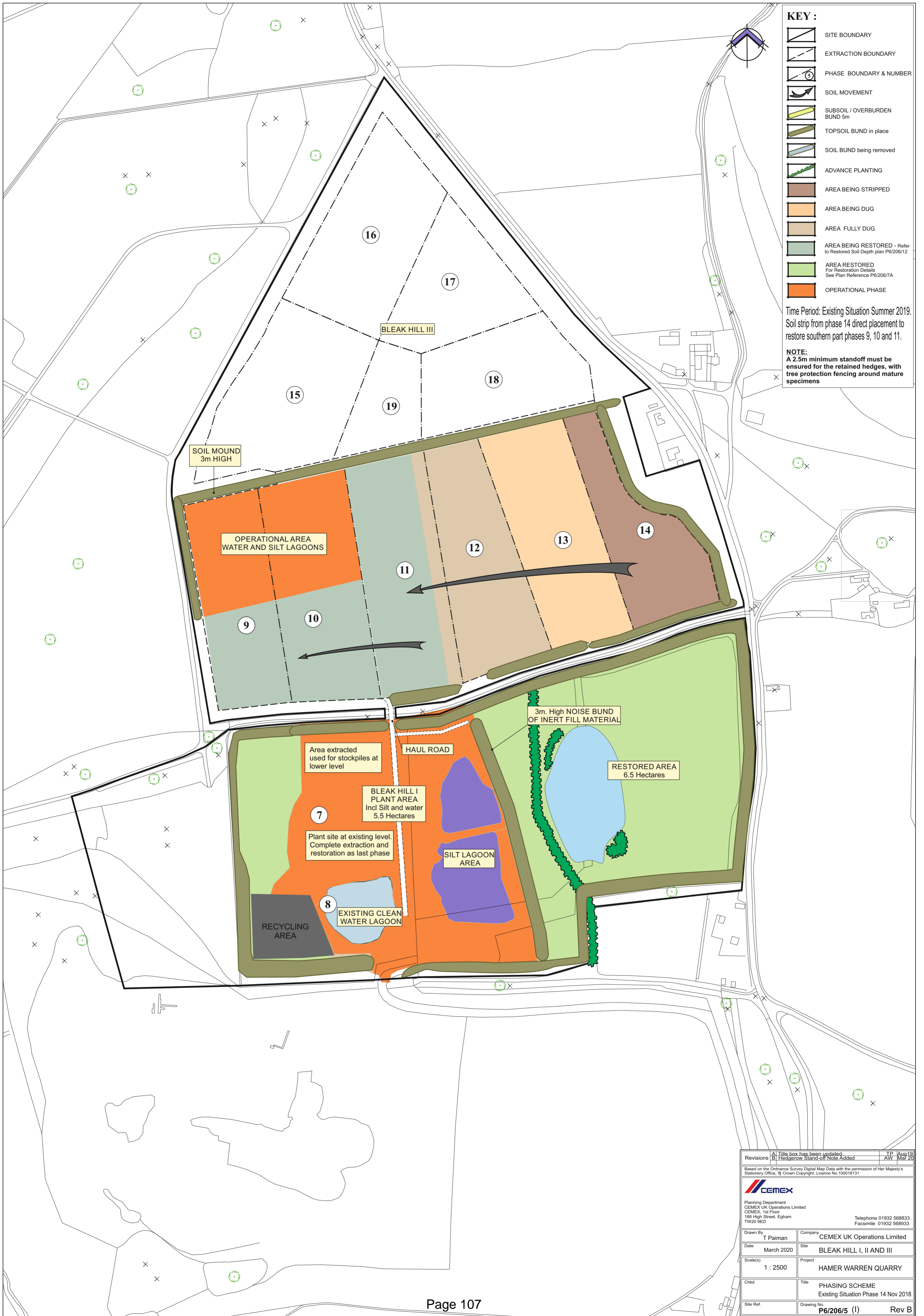
Economy, Transport and Environment

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Revisions	
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PPlanning Department CEMEX UK Operations Limited 188 High Street, Egham TW20 9ED	
Telephone 01932 568833 Facsimile 01932 568933	
Drawn By:	T Paiman
Company:	CEMEX UK Operations Limited
Date:	March 2019
Site:	Bleak Hill I, II and III
Scale:	1:5000 @ A3
Project:	Hamer Warren Quarry
Chkd:	
Title:	Overview Plan
OS Ref:	
Dwg No:	P6/206/6

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- KEY :**
- SITE BOUNDARY
 - EXTRACTION BOUNDARY
 - PHASE BOUNDARY & NUMBER
 - SOIL MOVEMENT
 - SUBSOIL / OVERBURDEN BUND 5m
 - TOPSOIL BUND in place
 - SOIL BUND being removed
 - ADVANCE PLANTING
 - AREA BEING STRIPPED
 - AREA BEING DUG
 - AREA FULLY DUG
 - AREA BEING RESTORED - Refer to Restored Soil Depth plan P6/206/12
 - AREA RESTORED For Restoration Details See Plan Reference P6/206/7A
 - OPERATIONAL PHASE

Time Period: Existing Situation Summer 2019.
 Soil strip from phase 14 direct placement to restore southern part phases 9, 10 and 11.

NOTE:
 A 2.5m minimum standoff must be ensured for the retained hedges, with tree protection fencing around mature specimens

SOIL MOUND
3m HIGH

OPERATIONAL AREA
WATER AND SILT LAGOONS

3m. High NOISE BUND
OF INERT FILL MATERIAL

Area extracted
used for stockpiles at
lower level

HAUL ROAD

RESTORED AREA
6.5 Hectares

BLEAK HILL I
PLANT AREA
Incl Silt and water
5.5 Hectares

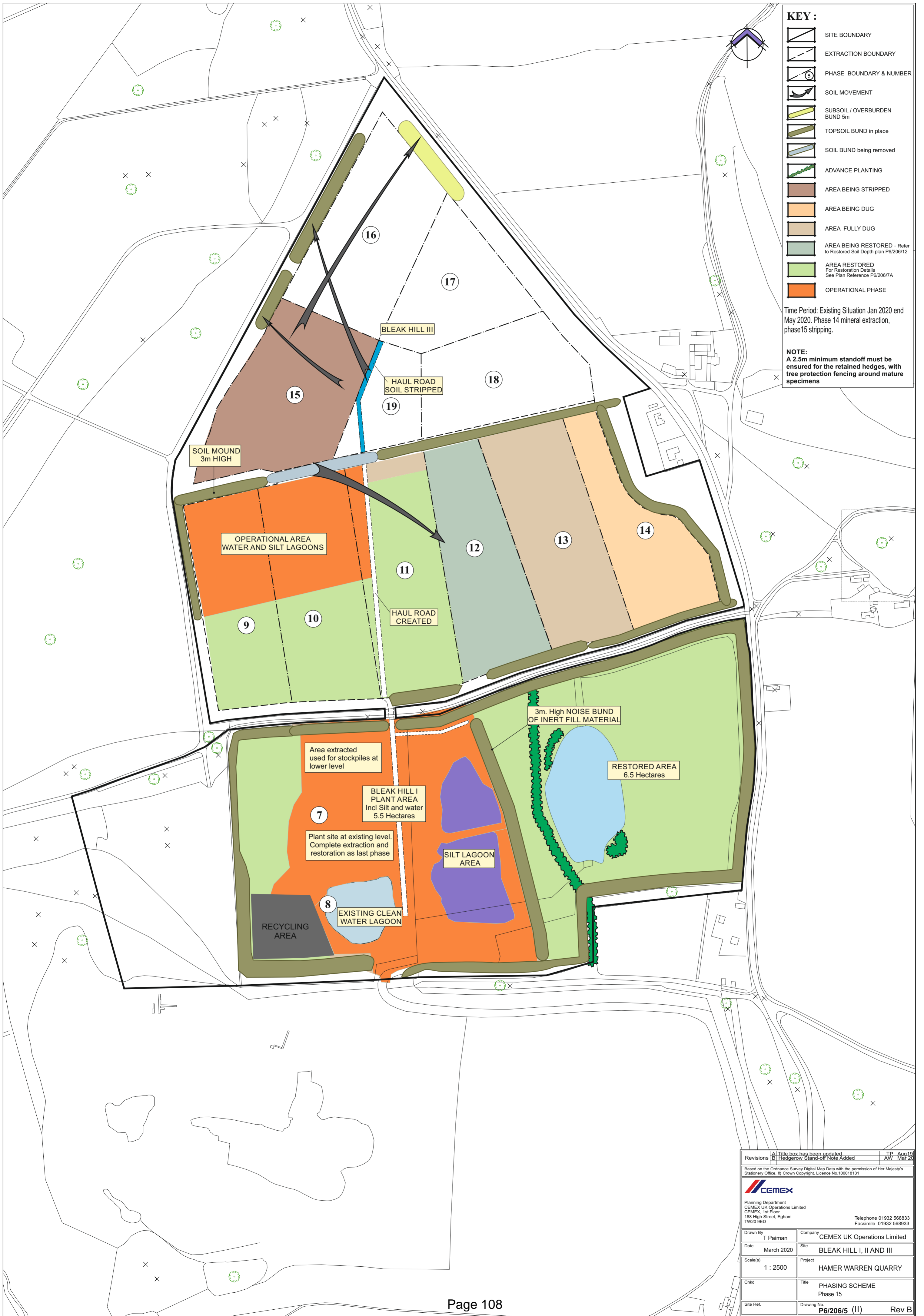
SILT LAGOON
AREA















Plant site at existing level.
Complete extraction and
restoration as last phase

EXISTING CLEAN
WATER LAGOON

RECYCLING
AREA

Revisions	A Title box has been updated	TP	Aug 19
	B Hedgerow Stand-off Note Added	AW	Mar 20
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Planning Department CEMEX UK Operations Limited CEMEX, 1st Floor 188 High Street, Egham TW20 9ED			
		Telephone 01932 568833 Facsimile 01932 568933	
Drawn By	T Paiman	Company	CEMEX UK Operations Limited
Date	March 2020	Site	BLEAK HILL I, II AND III
Scale(s)	1 : 2500	Project	HAMER WARREN QUARRY
Child		Title	PHASING SCHEME Existing Situation Phase 14 Nov 2018
Site Ref.		Drawing No.	P6/206/5 (I)
		Rev	B



- KEY :**
-  SITE BOUNDARY
 -  EXTRACTION BOUNDARY
 -  PHASE BOUNDARY & NUMBER
 -  SOIL MOVEMENT
 -  SUBSOIL / OVERBURDEN BUND 5m
 -  TOPSOIL BUND in place
 -  SOIL BUND being removed
 -  ADVANCE PLANTING
 -  AREA BEING STRIPPED
 -  AREA BEING DUG
 -  AREA FULLY DUG
 -  AREA BEING RESTORED - Refer to Restored Soil Depth plan P6/206/12
 -  AREA RESTORED For Restoration Details See Plan Reference P6/206/7A
 -  OPERATIONAL PHASE

Time Period: Existing Situation Jan 2020 end May 2020. Phase 14 mineral extraction, phase 15 stripping.

NOTE:
A 2.5m minimum standoff must be ensured for the retained hedges, with tree protection fencing around mature specimens

SOIL MOUND
3m HIGH

OPERATIONAL AREA
WATER AND SILT LAGOONS

BLEAK HILL III

HAUL ROAD
SOIL STRIPPED

HAUL ROAD
CREATED

3m. High NOISE BUND
OF INERT FILL MATERIAL

RESTORED AREA
6.5 Hectares

Area extracted
used for stockpiles at
lower level


BLEAK HILL I
PLANT AREA
Incl Silt and water
5.5 Hectares

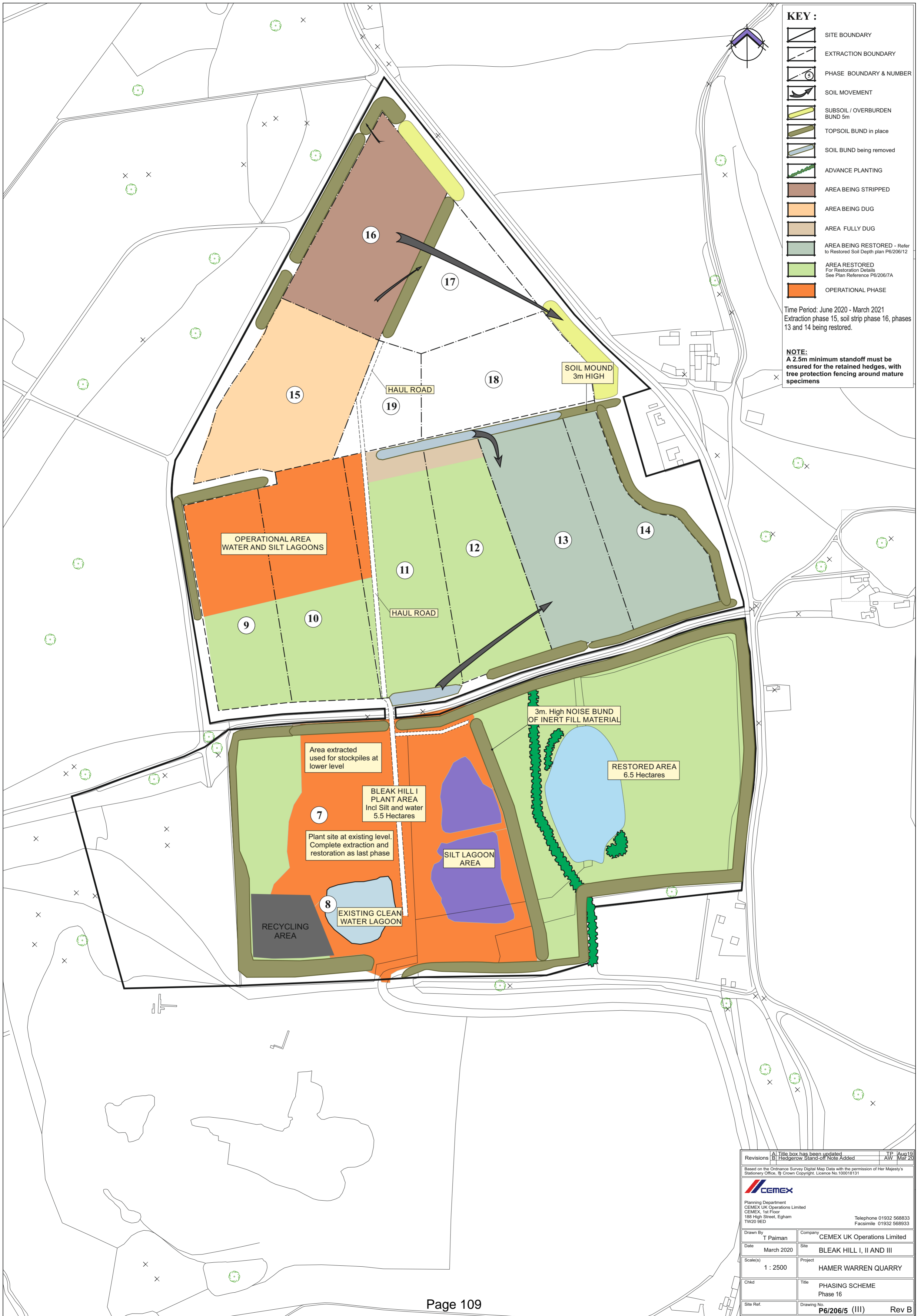
Plant site at existing level.
Complete extraction and
restoration as last phase















SILT LAGOON
AREA

RECYCLING
AREA

EXISTING CLEAN
WATER LAGOON

Revisions	A Title box has been updated	TP	Aug 19
	B Hedgerow Stand-off Note Added	AW	Mar 20
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Planning Department CEMEX UK Operations Limited CEMEX, 1st Floor 185 High Street, Egham TW20 9ED			
		Telephone 01932 568833 Facsimile 01932 568933	
Drawn By	T Paiman	Company	CEMEX UK Operations Limited
Date	March 2020	Site	BLEAK HILL I, II AND III
Scale(s)	1 : 2500	Project	HAMER WARREN QUARRY
Child		Title	PHASING SCHEME Phase 15
Site Ref.		Drawing No.	P6/206/5 (II)
		Rev	B



- KEY :**
-  SITE BOUNDARY
 -  EXTRACTION BOUNDARY
 -  PHASE BOUNDARY & NUMBER
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 -  SUBSOIL / OVERBURDEN BUND 5m
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 -  AREA BEING DUG
 -  AREA FULLY DUG
 -  AREA BEING RESTORED - Refer to Restored Soil Depth plan P6/206/12
 -  AREA RESTORED For Restoration Details See Plan Reference P6/206/7A
 -  OPERATIONAL PHASE

Time Period: June 2020 - March 2021
 Extraction phase 15, soil strip phase 16, phases 13 and 14 being restored.

NOTE:
 A 2.5m minimum standoff must be ensured for the retained hedges, with tree protection fencing around mature specimens

OPERATIONAL AREA
 WATER AND SILT LAGOONS

SOIL MOUND
 3m HIGH

HAUL ROAD

HAUL ROAD

3m. High NOISE BUND
 OF INERT FILL MATERIAL

RESTORED AREA
 6.5 Hectares

Area extracted
 used for stockpiles at
 lower level


BLEAK HILL I
 PLANT AREA
 Incl Silt and water
 5.5 Hectares

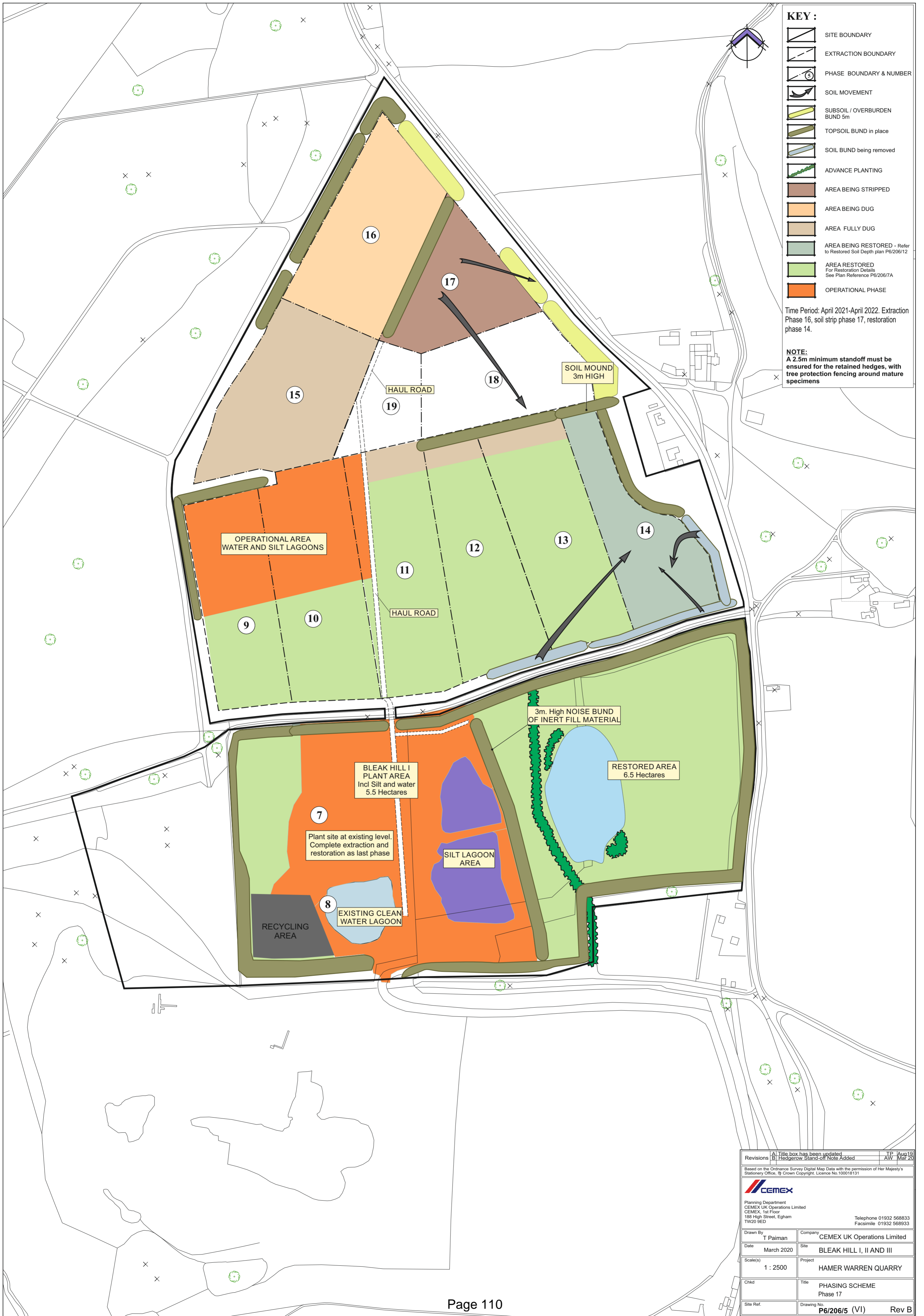
Plant site at existing level.
 Complete extraction and
 restoration as last phase















SILT LAGOON
 AREA

RECYCLING
 AREA

EXISTING CLEAN
 WATER LAGOON

Revisions	A Title box has been updated	TP	Aug 19
	B Hedgerow Stand-off Note Added	AW	Mar 20
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		Telephone 01932 568833 Facsimile 01932 568933	
Drawn By	T Paiman	Company	CEMEX UK Operations Limited
Date	March 2020	Site	BLEAK HILL I, II AND III
Scale(s)	1 : 2500	Project	HAMER WARREN QUARRY
Child		Title	PHASING SCHEME Phase 16
Site Ref.		Drawing No.	P6/206/5 (III) Rev B



- KEY :**
-  SITE BOUNDARY
 -  EXTRACTION BOUNDARY
 -  PHASE BOUNDARY & NUMBER
 -  SOIL MOVEMENT
 -  SUBSOIL / OVERBURDEN BUND 5m
 -  TOPSOIL BUND in place
 -  SOIL BUND being removed
 -  ADVANCE PLANTING
 -  AREA BEING STRIPPED
 -  AREA BEING DUG
 -  AREA FULLY DUG
 -  AREA BEING RESTORED - Refer to Restored Soil Depth plan P6/206/12
 -  AREA RESTORED For Restoration Details See Plan Reference P6/206/7A
 -  OPERATIONAL PHASE

Time Period: April 2021-April 2022. Extraction Phase 16, soil strip phase 17, restoration phase 14.

NOTE:
A 2.5m minimum standoff must be ensured for the retained hedges, with tree protection fencing around mature specimens

OPERATIONAL AREA
WATER AND SILT LAGOONS

HAUL ROAD

HAUL ROAD

SOIL MOUND
3m HIGH

3m. High NOISE BUND
OF INERT FILL MATERIAL

BLEAK HILL I
PLANT AREA
Incl Silt and water
5.5 Hectares


RESTORED AREA
6.5 Hectares

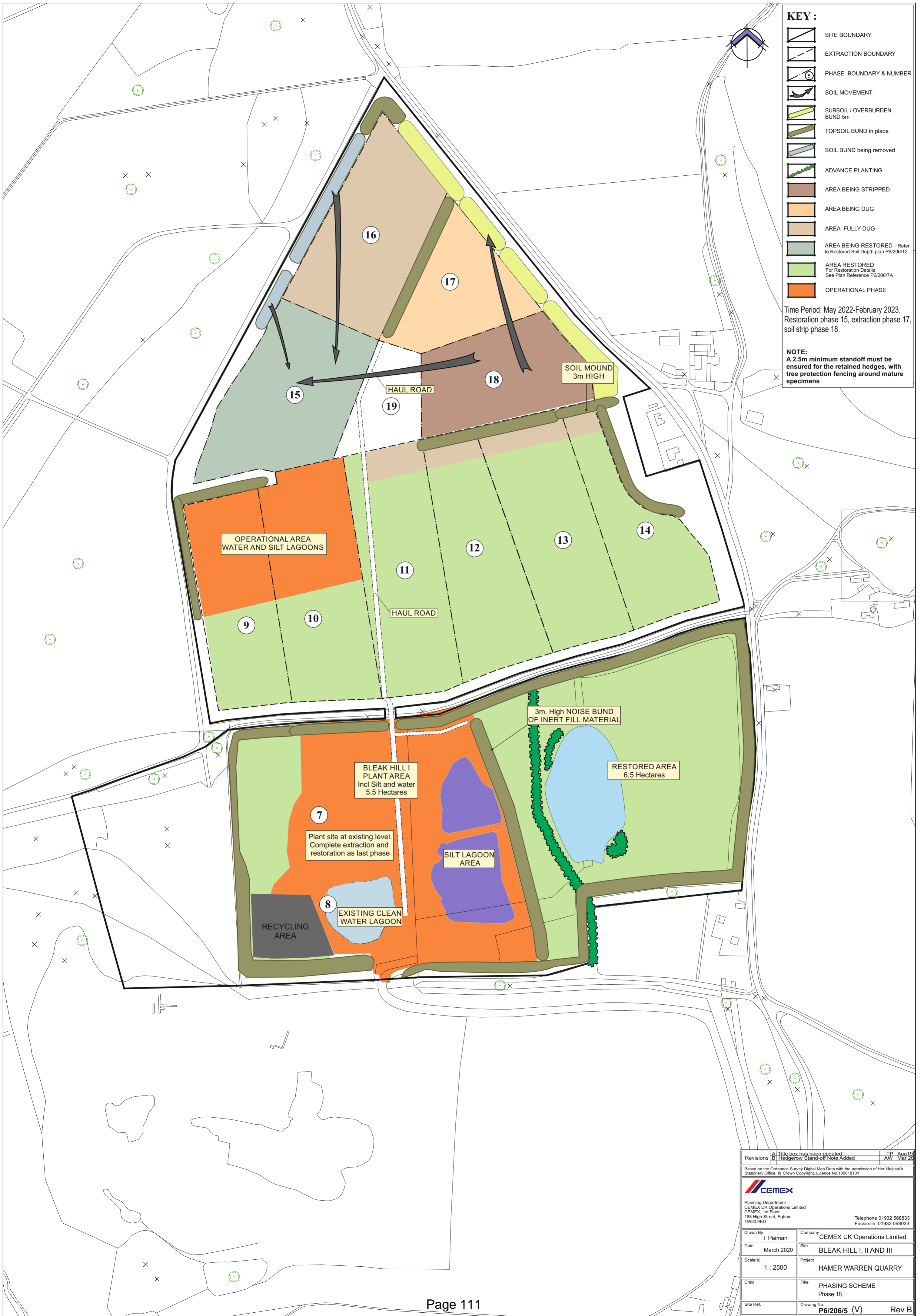
Plant site at existing level.
Complete extraction and
restoration as last phase















SILT LAGOON
AREA

RECYCLING
AREA

EXISTING CLEAN
WATER LAGOON

Revisions	A Title box has been updated	TP	Aug 19
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		Telephone 01932 568833 Facsimile 01932 568933	
Drawn By	T Paiman	Company	CEMEX UK Operations Limited
Date	March 2020	Site	BLEAK HILL I, II AND III
Scale(s)	1 : 2500	Project	HAMER WARREN QUARRY
Child		Title	PHASING SCHEME Phase 17
Site Ref.		Drawing No.	P6/206/5 (VI)
		Rev	B



- KEY :**
-  SITE BOUNDARY
 -  EXTRACTION BOUNDARY
 -  PHASE BOUNDARY & NUMBER
 -  SOIL MOVEMENT
 -  SUBSOIL / OVERBURDEN BUND 5m
 -  TOPSOIL BUND in place
 -  SOIL BUND being removed
 -  ADVANCE PLANTING
 -  AREA BEING STRIPPED
 -  AREA BEING DUG
 -  AREA FULLY DUG
 -  AREA BEING RESTORED - Refer to Restored Soil Depth plan P6/206/12
 -  AREA RESTORED For Restoration Details See Plan Reference P6/206/7A
 -  OPERATIONAL PHASE

Time Period: May 2022-February 2023.
 Restoration phase 15, extraction phase 17, soil strip phase 18.

NOTE:
 A 2.5m minimum standoff must be ensured for the retained hedges, with tree protection fencing around mature specimens

OPERATIONAL AREA
 WATER AND SILT LAGOONS

HAUL ROAD

SOIL MOUND
 3m HIGH

HAUL ROAD

3m. High NOISE BUND
 OF INERT FILL MATERIAL

RESTORED AREA
 6.5 Hectares


BLEAK HILL I
 PLANT AREA
 Incl Silt and water
 5.5 Hectares

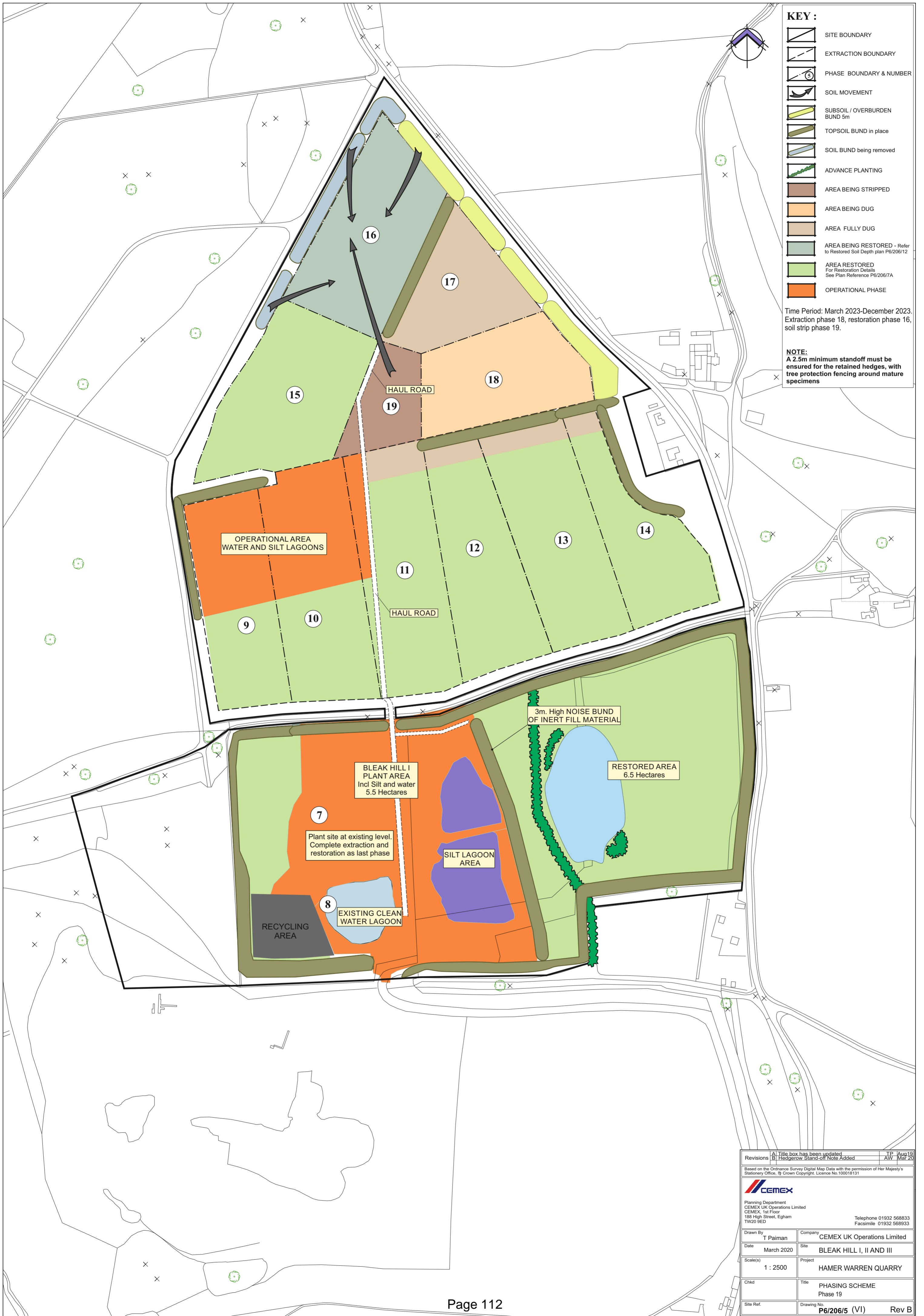
Plant site at existing level.
 Complete extraction and
 restoration as last phase















SILT LAGOON
 AREA

EXISTING CLEAN
 WATER LAGOON

RECYCLING
 AREA

Revisions	A Title box has been updated	TP	Aug 19
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Drawn By	T Paiman	Company	CEMEX UK Operations Limited
Date	March 2020	Site	BLEAK HILL I, II AND III
Scale(s)	1 : 2500	Project	HAMER WARREN QUARRY
Child		Title	PHASING SCHEME Phase 18
Site Ref.		Drawing No.	P6/206/5 (V)
		Rev	B



- KEY :**
-  SITE BOUNDARY
 -  EXTRACTION BOUNDARY
 -  PHASE BOUNDARY & NUMBER
 -  SOIL MOVEMENT
 -  SUBSOIL / OVERBURDEN BUND 5m
 -  TOPSOIL BUND in place
 -  SOIL BUND being removed
 -  ADVANCE PLANTING
 -  AREA BEING STRIPPED
 -  AREA BEING DUG
 -  AREA FULLY DUG
 -  AREA BEING RESTORED - Refer to Restored Soil Depth plan P6/206/12
 -  AREA RESTORED For Restoration Details See Plan Reference P6/206/7A
 -  OPERATIONAL PHASE

Time Period: March 2023-December 2023.
 Extraction phase 18, restoration phase 16, soil strip phase 19.

NOTE:
 A 2.5m minimum standoff must be ensured for the retained hedges, with tree protection fencing around mature specimens

OPERATIONAL AREA
 WATER AND SILT LAGOONS

HAUL ROAD

HAUL ROAD

3m. High NOISE BUND
 OF INERT FILL MATERIAL

RESTORED AREA
 6.5 Hectares


BLEAK HILL I
 PLANT AREA
 Incl Silt and water
 5.5 Hectares

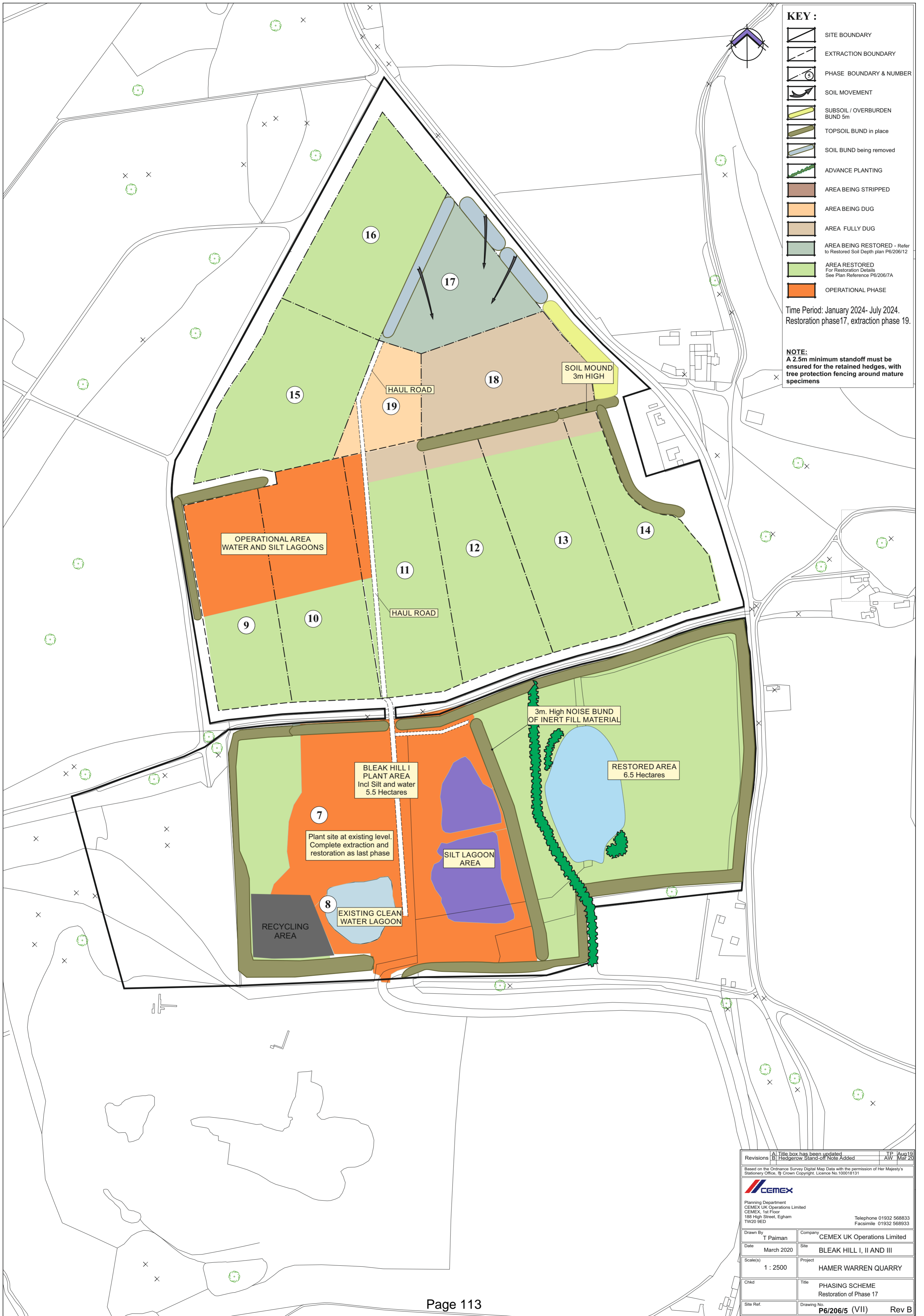
Plant site at existing level.
 Complete extraction and
 restoration as last phase

SILT LAGOON
 AREA

EXISTING CLEAN
 WATER LAGOON

RECYCLING
 AREA

Revisions	A Title box has been updated	TP	Aug 19
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		Telephone 01932 568833 Facsimile 01932 568933	
Drawn By	T Paiman	Company	CEMEX UK Operations Limited
Date	March 2020	Site	BLEAK HILL I, II AND III
Scale(s)	1 : 2500	Project	HAMER WARREN QUARRY
Child		Title	PHASING SCHEME Phase 19
Site Ref.		Drawing No.	P6/206/5 (VI)
		Rev	B



- KEY :**
- SITE BOUNDARY
 - EXTRACTION BOUNDARY
 - PHASE BOUNDARY & NUMBER
 - SOIL MOVEMENT
 - SUBSOIL / OVERBURDEN BUND 5m
 - TOPSOIL BUND in place
 - SOIL BUND being removed
 - ADVANCE PLANTING
 - AREA BEING STRIPPED
 - AREA BEING DUG
 - AREA FULLY DUG
 - AREA BEING RESTORED - Refer to Restored Soil Depth plan P6/206/12
 - AREA RESTORED For Restoration Details See Plan Reference P6/206/7A
 - OPERATIONAL PHASE

Time Period: January 2024- July 2024.
 Restoration phase 17, extraction phase 19.

NOTE:
 A 2.5m minimum standoff must be ensured for the retained hedges, with tree protection fencing around mature specimens

OPERATIONAL AREA
 WATER AND SILT LAGOONS

SOIL MOUND
 3m HIGH

HAUL ROAD

HAUL ROAD

3m. High NOISE BUND
 OF INERT FILL MATERIAL

RESTORED AREA
 6.5 Hectares

BLEAK HILL I
 PLANT AREA
 Incl Silt and water
 5.5 Hectares

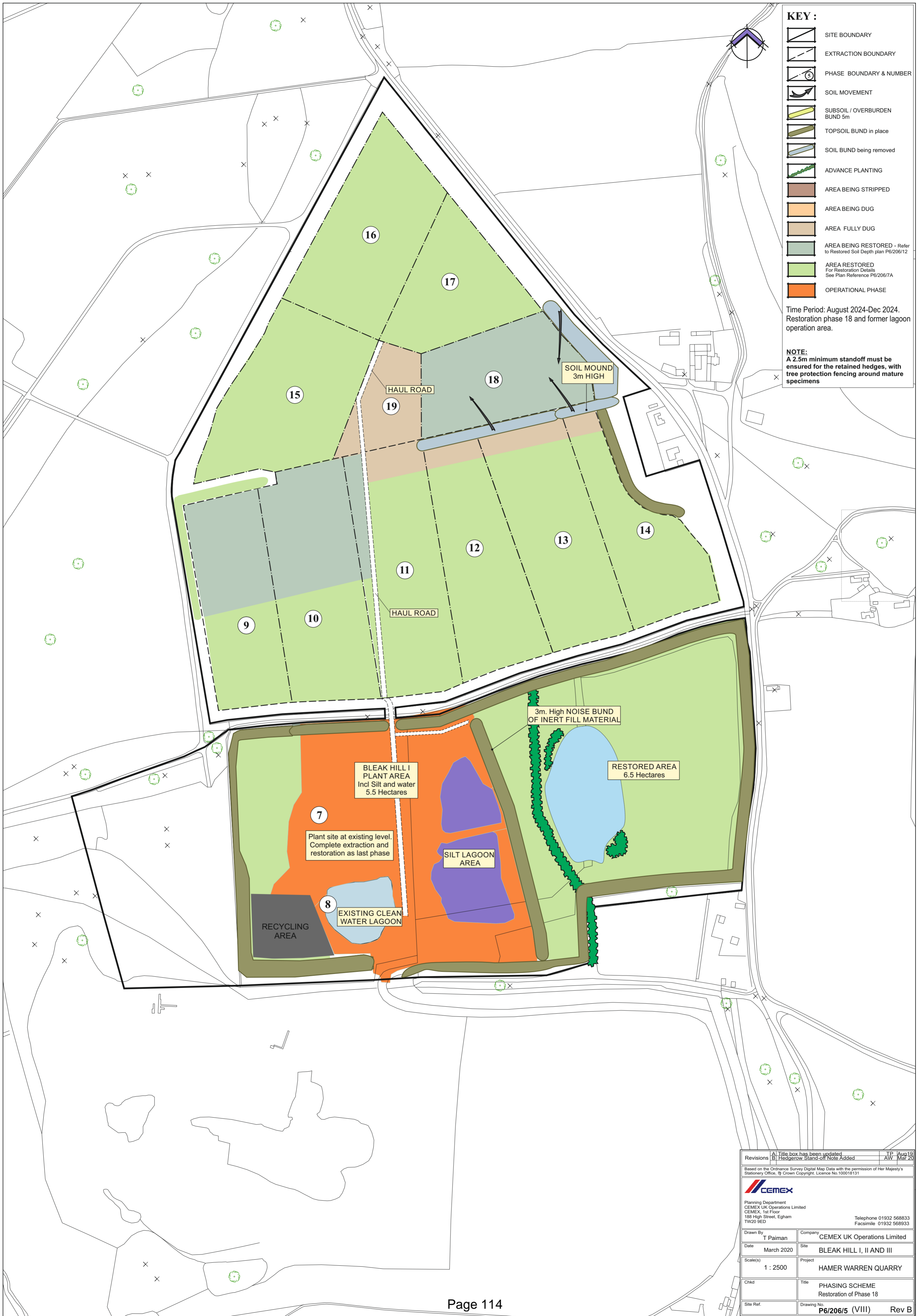
Plant site at existing level.
 Complete extraction and
 restoration as last phase















SILT LAGOON
 AREA

EXISTING CLEAN
 WATER LAGOON

RECYCLING
 AREA

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		Telephone 01932 568833 Facsimile 01932 568933	
Drawn By	T Paiman	Company	CEMEX UK Operations Limited
Date	March 2020	Site	BLEAK HILL I, II AND III
Scale(s)	1 : 2500	Project	HAMER WARREN QUARRY
Child		Title	PHASING SCHEME Restoration of Phase 17
Site Ref.		Drawing No.	P6/206/5 (VII) Rev B



- KEY :**
-  SITE BOUNDARY
 -  EXTRACTION BOUNDARY
 -  PHASE BOUNDARY & NUMBER
 -  SOIL MOVEMENT
 -  SUBSOIL / OVERBURDEN BUND 5m
 -  TOPSOIL BUND in place
 -  SOIL BUND being removed
 -  ADVANCE PLANTING
 -  AREA BEING STRIPPED
 -  AREA BEING DUG
 -  AREA FULLY DUG
 -  AREA BEING RESTORED - Refer to Restored Soil Depth plan P6/206/12
 -  AREA RESTORED For Restoration Details See Plan Reference P6/206/7A
 -  OPERATIONAL PHASE

Time Period: August 2024-Dec 2024.
Restoration phase 18 and former lagoon operation area.

NOTE:
A 2.5m minimum standoff must be ensured for the retained hedges, with tree protection fencing around mature specimens

BLEAK HILL I
PLANT AREA
Incl Silt and water
5.5 Hectares

Plant site at existing level.
Complete extraction and
restoration as last phase

RECYCLING
AREA

EXISTING CLEAN
WATER LAGOON

SILT LAGOON
AREA


3m. High NOISE BUND
OF INERT FILL MATERIAL

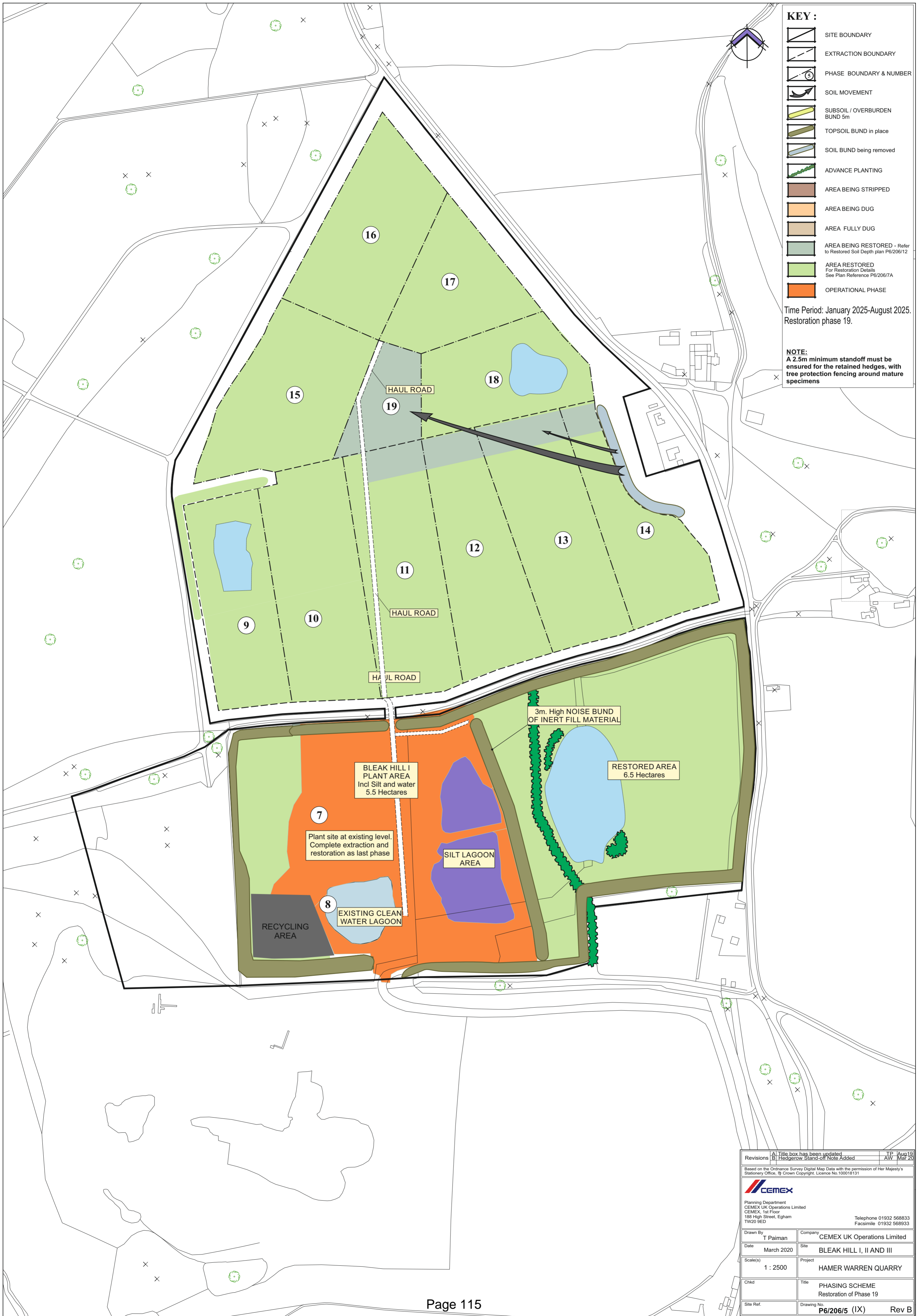
RESTORED AREA
6.5 Hectares















HAUL ROAD

HAUL ROAD

SOIL MOUND
3m HIGH

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Drawn By	T Paiman	Company	CEMEX UK Operations Limited
Date	March 2020	Site	BLEAK HILL I, II AND III
Scale(s)	1 : 2500	Project	HAMER WARREN QUARRY
Child		Title	PHASING SCHEME Restoration of Phase 18
Site Ref.		Drawing No.	P6/206/5 (VIII) Rev B



- KEY :**
-  SITE BOUNDARY
 -  EXTRACTION BOUNDARY
 -  PHASE BOUNDARY & NUMBER
 -  SOIL MOVEMENT
 -  SUBSOIL / OVERBURDEN BUND 5m
 -  TOPSOIL BUND in place
 -  SOIL BUND being removed
 -  ADVANCE PLANTING
 -  AREA BEING STRIPPED
 -  AREA BEING DUG
 -  AREA FULLY DUG
 -  AREA BEING RESTORED - Refer to Restored Soil Depth plan P6/206/12
 -  AREA RESTORED For Restoration Details See Plan Reference P6/206/7A
 -  OPERATIONAL PHASE

Time Period: January 2025-August 2025.
Restoration phase 19.

NOTE:
A 2.5m minimum standoff must be ensured for the retained hedges, with tree protection fencing around mature specimens

BLEAK HILL I
PLANT AREA
Incl Silt and water
5.5 Hectares

Plant site at existing level.
Complete extraction and
restoration as last phase


RECYCLING
AREA

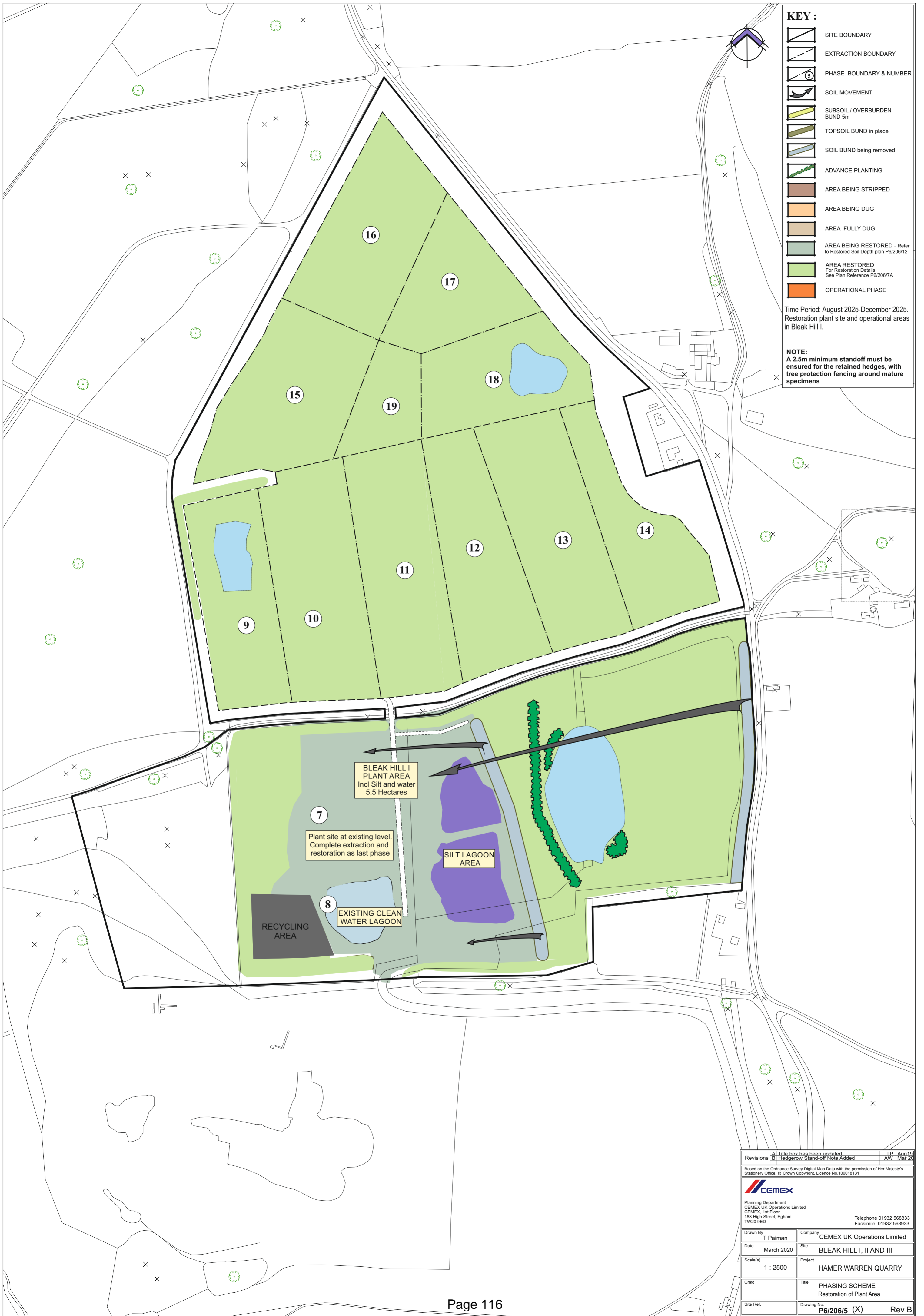
EXISTING CLEAN
WATER LAGOON

SILT LAGOON
AREA

3m. High NOISE BUND
OF INERT FILL MATERIAL

RESTORED AREA
6.5 Hectares

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		Telephone 01932 568833 Facsimile 01932 568933	
Drawn By	T Paiman	Company	CEMEX UK Operations Limited
Date	March 2020	Site	BLEAK HILL I, II AND III
Scale(s)	1 : 2500	Project	HAMER WARREN QUARRY
Child		Title	PHASING SCHEME Restoration of Phase 19
Site Ref.		Drawing No.	P6/206/5 (IX) Rev B



- KEY :**
- SITE BOUNDARY
 - EXTRACTION BOUNDARY
 - PHASE BOUNDARY & NUMBER
 - SOIL MOVEMENT
 - SUBSOIL / OVERBURDEN BUND 5m
 - TOPSOIL BUND in place
 - SOIL BUND being removed
 - ADVANCE PLANTING
 - AREA BEING STRIPPED
 - AREA BEING DUG
 - AREA FULLY DUG
 - AREA BEING RESTORED - Refer to Restored Soil Depth plan P6/206/12
 - AREA RESTORED For Restoration Details See Plan Reference P6/206/7A
 - OPERATIONAL PHASE

Time Period: August 2025-December 2025.
Restoration plant site and operational areas in Bleak Hill I.

NOTE:
A 2.5m minimum standoff must be ensured for the retained hedges, with tree protection fencing around mature specimens

BLEAK HILL I
PLANT AREA
Incl Silt and water
5.5 Hectares

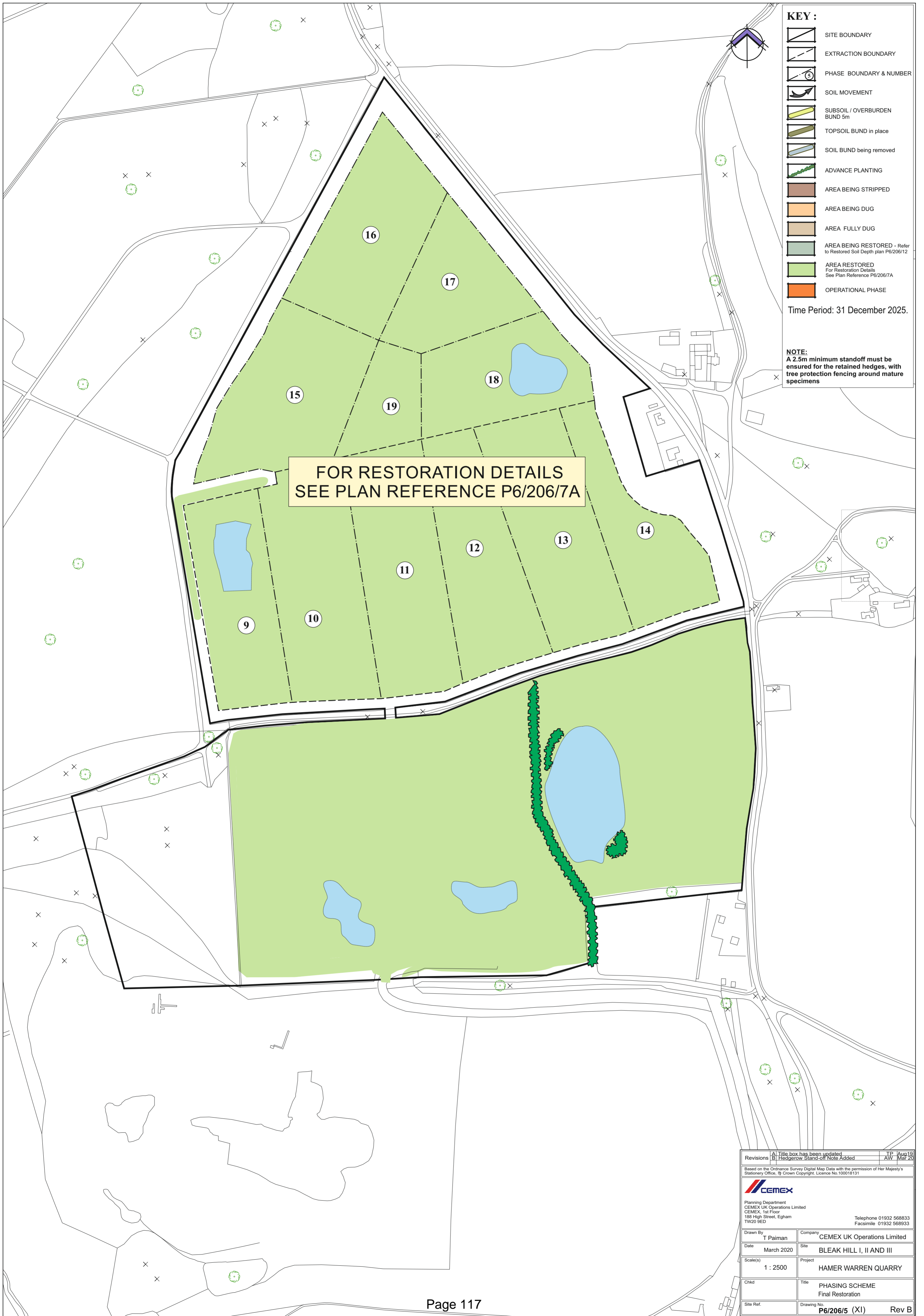
Plant site at existing level.
Complete extraction and
restoration as last phase















SILT LAGOON
AREA

EXISTING CLEAN
WATER LAGOON

RECYCLING
AREA

Revisions	A Title box has been updated	TP	Aug 19
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Drawn By	T Paiman	Company	CEMEX UK Operations Limited
Date	March 2020	Site	BLEAK HILL I, II AND III
Scale(s)	1 : 2500	Project	HAMER WARREN QUARRY
Child		Title	PHASING SCHEME Restoration of Plant Area
Site Ref.		Drawing No.	P6/206/5 (X)
		Rev	B




- KEY :**
-  SITE BOUNDARY
 -  EXTRACTION BOUNDARY
 -  PHASE BOUNDARY & NUMBER
 -  SOIL MOVEMENT
 -  SUBSOIL / OVERBURDEN BUND 5m
 -  TOPSOIL BUND in place
 -  SOIL BUND being removed
 -  ADVANCE PLANTING
 -  AREA BEING STRIPPED
 -  AREA BEING DUG
 -  AREA FULLY DUG
 -  AREA BEING RESTORED - Refer to Restored Soil Depth plan P6/206/12
 -  AREA RESTORED For Restoration Details See Plan Reference P6/206/7A
 -  OPERATIONAL PHASE

Time Period: 31 December 2025.

NOTE:
A 2.5m minimum standoff must be ensured for the retained hedges, with tree protection fencing around mature specimens

FOR RESTORATION DETAILS
SEE PLAN REFERENCE P6/206/7A

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		Telephone 01932 568833 Facsimile 01932 568933	
Drawn By	T Paiman	Company	CEMEX UK Operations Limited
Date	March 2020	Site	BLEAK HILL I, II AND III
Scale(s)	1 : 2500	Project	HAMER WARREN QUARRY
Child		Title	PHASING SCHEME Final Restoration
Site Ref.		Drawing No.	P6/206/5 (XI) Rev B

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Planning Policy	Issue	Description	Proposal
New Forest District Council - Core Strategy and Local Plan			
CS3 (h) and (l)	Biodiversity	Encouraging land management practices that restore or enhance sites of biodiversity value and which create new sites; ensuring development contributes, where possible, to biodiversity by designing in wildlife	Restoration will include a full five year aftercare programme; Supplementary planting to existing boundary features and additional planting links across site; planting to be maintained and managed in tandem with the wider Company landholding
Hampshire County Council - Minerals and Waste Plan			
2013 Site Allocation	Restoration Statement	Restoration through inert fill for agriculture, public access and biodiversity after-uses	Landscaping scheme to include a balance of agricultural land with features for nature conservation; public access extended across the site, including the existing Company landholding
2013 Site Allocation	Development Considerations relevant to landscaping and restoration	Conservation of the hedgerows on site; Protection of the amenity of nearby residential properties; Protection of water quality and recharge of the underlying aquifer, groundwater and surface water	Hedgerows conserved or replaced at final restoration; screen mounding to adjacent properties for duration of site operations; hydrological mitigation measures incorporated where required

LOWLAND MOSAIC HEATH ASSOCIATED Landscape Character Type: KEY IDENTIFYING CHARACTERISTICS AND BOUNDARY DEFINITIONS
This landscape occurs on a varying geology of sands, sandy clays and gravels, occasionally with narrow valleys underlain by the clay. A mixture of acidic sandy and clay soils. Typically, grazed pasture small enclosures, in well wooded settings closely linked with adjoining heath and common land and strongly associated with the presence of purpureus and back up land of the New Forest. Widespread horse grazing and urban fringe uses such as golf courses. Low agricultural grade land. More fertile loamy soils are associated with arable land use. Bracken, Gorse, Oak and Birch. Typically, small to very small size regular pattern field with very strong association with 19th century origins of enclosure over commons. In the New Forest associated with larger scale pattern of Heath Associated Estates. Often located on rising or elevated land compared with the other predominantly clay based lowland mosaic landscape types. Tend to be associated with small holding development, particularly the 19th century and development on the edge and the filling in of commons. Associated with 19th and 20th century conifer plantations. Modern trend of large detached houses and farm building conversions. No market towns indicating historic economic focus was generally outside these landscapes.



UK BIODIVERSITY ACTION PLAN HABITAT:	Bleak Hill I and II	Bleak Hill II	Bleak Hill III	Bleak Hill I, II and III
	Approved 2015 Plan P4/206/8C	REVISED Oct 2018 P6/206/8	NEW Proposal Oct 2018 P6/206/8	Oct 2018 P6/206/8
	Total Area (hectares):	Total Area (hectares):	Total Area (hectares):	Total Area (hectares):
Ponds	1.75	1.75	0.00	0.43
Lowland Mixed Deciduous Woodland	1.77	3.00	1.23	2.25
Wet Woodland	0.30	2.57	2.27	2.87
Lowland Meadow	3.50	4.82	1.32	5.33
Reedbed	0.70	0.70	0.00	0.10
TOTAL	8.02	12.84	4.82	16.43
Hedgerows	1,934 linear metres	1,934 linear metres	597 linear metres (replacement); 288 linear metres (additional)	

PLANTING SCHEDULE		SIZE	NOTES	% Wet Woodland	P10	P11	P12	P13	% Dry Woodland	P14	P15	P16	P17	% Hedge	H7	H8	H9	TOTAL
TREES																		
<i>Alnus glutinosa</i>	(Common Alder)	0.45-0.6m Trans.	All dry and wet woodland at 2.0m centres; shrubs interplanted at edges	10.0	60	50	75	50	5.0	75	150	12	25					235
<i>Betula pendula</i>	(Silver Birch)	0.35-0.45m cell		2.5	15	12	19	12										320
<i>Betula pubescens</i>	(Downy Birch)	0.35-0.45m cell		2.5	15	13	19	13										60
<i>Prunus avium</i>	(Wild Cherry)	0.45-0.6m Trans.			5.0	30	25	39	2.0	30	60	5	10					105
<i>Populus tremula</i>	(Aspen)	0.45-0.6m Trans.	Hedgerow tree species								600	50	100	1.5	13	20	23	1,106
<i>Quercus robur</i>	(Oak)	0.45-0.6m Trans.	planted as 1.2-1.8m feathered minimum 5.0m c/s	2.5	15	13	19	13	20.0	300	600	50	100					60
<i>Salix fragilis</i>	(Crack Willow)	0.45-0.6m Trans.			3.0	45	90	7										157
<i>Sorbus aucuparia</i>	(Rowan)	0.45-0.6m Trans.			1.0	15	30	3			5	1.0	8		13	16		90
<i>Sorbus torminalis</i>	(Wild Service Tree)	0.45-0.6m Trans.			3.0	45	90	7			1.0	8	13		16			194
<i>Ulmus glabra</i>	(Wych Elm)	0.45-0.6m Trans.			22.5	135	113	171	34.0	510	1,020	84	170	3.5	29	46	55	2,446
TOTAL TREES																		
SHRUBS																		
<i>Acer campestre</i>	(Field Maple)	0.45-0.6m Trans.	All hedges planted at 500mm c/s in a double staggered row, 5 plants per linear metre	5.0	30	25	39	25	5.0	75	150	13	25	15.0	125	195	234	817
<i>Corylus avellana</i>	(Hazel)	0.4-0.6m Trans.		5.0	30	25	39	25	50.0	750	1,500	125	250	52.5	437	682	819	4,682
<i>Crataegus monogyna</i>	(Hawthorn)	0.35-0.45m Trans.		1.0	15	30	3	5	1.0	15	30	3	5	25.0	208	325	390	1,034
<i>Euonymus europaeus</i>	(Spindle)	0.4-0.6m Trans.		1.0	15	30	3	5	1.0	15	30	3	5	1.0	8	13	16	90
<i>Ilex aquifolium</i>	(Holly)	0.35-0.45m cell or c/s		2.0	30	60	5	10	2.0	30	60	5	10	1.0	8	13	16	142
<i>Lonicera periclymenum</i>	(Honeysuckle)	9 cm pot grown	*Honeysuckle supplementary								10	20	2	5				37
<i>Prunus spinosa</i>	(Blackthorn)	0.35-0.45m Trans.	Woodland planting at 2.0m centres.	2.0	30	60	5	10	2.0	30	60	5	10	2.0	17	26	30	178
<i>Salix caprea</i>	(Goat Willow)	0.4-0.6m Trans.		32.5	195	163	240	163										761
<i>Salix cinerea</i>	(Sallow)	0.4-0.6m Trans.		30.0	180	150	225	150	5.0	75	150	12	25					967
<i>Salix viminalis</i>	(Osier)	0.4-0.6m Trans.		7.5	45	37	56	37										175
<i>Ulex europaeus</i>	(Gorse)	0.4-0.6m Trans.									5	10	5					25
TOTAL SHRUBS					77.5	465	387	579	66.0	1,005	2,010	173	340	96.5	803	1,254	1,505	8,908
TOTAL TREES AND SHRUBS					100.0	600	500	750	100.0	1,515	3,030	257	510	100.0	832	1,300	1,560	11,354

Notes:
Other Planting Areas
P1 - P9 and H1 - H6 (Bleak Hill I and II) scheduled on plan P4/206/8/A
1A, 1B, 1C, 2A, 2B, 2C and 2D, 3 and 4 (Advance planting for whole application area) scheduled on plan L/206/LVIA3A
* Denotes supplementary planting within area
Programme of Implementation
To be carried out in November-March planting season for bare root stock.
Prior to planting, any areas of compaction to be broken up to a depth of 450mm.
Trees and shrubs to be notched planted.
A proportion of Birch, Gorse and Broom will be allowed to colonise plantation areas - up to 10% of the plantation area for Gorse and Broom, and up to 5% for Birch
Maintenance
All planting to be maintained by use of single April application of glyphosate to create a 1.0m diameter circle around each tree and shrub during Years 1, 2 and 3. This will permit rapid establishment.
All to be protected with 1.2m "Tubex" tree shelters to protect from browsing deer.
Two maintenance visits will be carried out per year during the aftercare period, one in spring and one in early summer.
Visits will include single spring weed control (including noxious weeds), and spring/summer litter removal and checking and firming up tree shelters.
Any plants dying during the lifespan of the development will be replaced with a size and species to be agreed with the Mineral Planning Authority to maintain a minimum 90% stocking rate at the end of the aftercare period - see below.
Any plants loosened by frost or wind will be firmed up and any damaged branches will be removed using a sharp pruning knife.
Tree shelters will be removed from the planting, should plant growth warrant it during
Planting shall be subject to a ten year aftercare period, with an annual visit in Year 1 through to Year 10 to maintain a minimum 90% stocking rate

Management of hedgerows and plantation edges includes allowance for 2.0m wide margins or buffer strips/headlands of grassland to maximise value for biodiversity ie: left uncut or cut on biennial or longer, rotation

KEY :

- APPLICATION SITE (031987) Planning Permission Reference
- EXISTING VEGETATION
- ADVANCED PLANTING
- EXISTING CONTOURS (m.A.O.D)
- PROPOSED CONTOURS (m.A.O.D)
- PROPOSED LOWLAND MIXED DECIDUOUS WOODLAND
- PROPOSED HEDGEROW PLANTING
- PROPOSED ACID GRASSLAND OR LOWLAND MEADOW (Dependent on available soil substrate) To be managed by low intensity grazing in tandem with adjacent drier grassland
- PROPOSED WET WOODLAND
- PROPOSED REEDBED/SHALLOWS
- LOW AREAS PERIODICALLY WET
- LAND RESTORED TO AGRICULTURE (Low to Moderate Intensity Grazing)
- PROPOSED POND
- EXISTING Public Right of Way
- PROPOSED Public Right of Way

Notes:

- Silt lagoon areas to be capped and restored to grazing land (P1)
- Restoration features already approved - Plan P6/206/8C (P1)
- Advance and Mitigation features proposed - Plan L/206/LVIA3A (2B)
- New Restoration features proposed (P14)
- 2C: GAP FILL PLANTING to Western Hedgerow Required for: * Ecological Mitigation for Dormouse Habitat
- NORTHERN AND EASTERN RESTORATION AREA Habitat range to include: * Lowland Mixed Deciduous Woodland * Hazel-rich hedgerows * Agricultural Grassland (P14)

Revisions	Description	Date
1	Planting Schedule amended	May 20 2020

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Drawn By: AW Company: CEMEX UK Operations Limited
Date: 6 May 2020 Site: BLEAK HILL 1 & II Extension of Time; BLEAK HILL III Extension Area
Scale(s): 1 : 2500 @ A1 Project: INFILLING
Chkd: Title: RESTORATION PROPOSALS
Site Ref.: Drawing No. P6 / 206 / 7 / A

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