

Public Document Pack



NOTICE OF MEETING

Meeting	Regulatory Committee
Date and Time	Wednesday 17th February, 2021 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 is being held remotely and will be recorded and broadcast live 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 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 Personal Interest in a matter being considered at the meeting should consider, having regard to Part 5, Paragraph 4 of the Code, whether such interest should be declared, and having regard to Part 5, Paragraph 5 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 (Pages 3 - 6)

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 FAWLEY ROAD HYTHE (Pages 7 - 98)

To consider a report of the Director of Economy, Transport and Environment regarding a planning application for 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 operational efficiency at Forest Lodge Home Farm, Fawley Road, Hythe (Application No. 20/10282) (Site Ref: NF271).

7. LAND AT SONNET COURT BUNGALOWS SELBOURNE DRIVE EASTLEIGH (Pages 99 - 126)

To consider a report of the Director of Economy, Transport and Environment regarding a planning application for 6 new build bungalows for adults with disabilities on site adjacent to Sonnet Court, at Sonnet Court Bungalows, Selbourne Drive, Eastleigh (Application No. CS/20/88365) (Site Ref: EAS005).

ABOUT THIS AGENDA:

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

ABOUT THIS MEETING:

The press and public are welcome to observe the public sessions of the meeting via the webcast.

Agenda Item 3

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held virtually on Microsoft Teams on Wednesday 20th January, 2021

Chairman:

* Councillor Peter Latham

- | | |
|---------------------------------|-------------------------------|
| * Councillor Lance Quantrill | * Councillor Gary Hughes |
| * Councillor Christopher Carter | * Councillor Wayne Irish |
| * Councillor Charles Choudhary | * Councillor Alexis McEvoy |
| * Councillor Mark Cooper | Councillor Neville Penman |
| * Councillor Rod Cooper | * Councillor Stephen Philpott |
| * Councillor Jane Frankum | * Councillor Roger Price |
| * Councillor Andrew Gibson | |
| * Councillor Pal Hayre | * Councillor Ray Bolton |
| * Councillor Keith House | |

*Present

237. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Neville Penman. Councillor Ray Bolton was in attendance as a deputy.

238. 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.

239. MINUTES OF PREVIOUS MEETING

It was noted that the meeting took place virtually on Microsoft Teams and not in Ashburton Hall in Winchester. The minutes of the last meeting were then agreed.

240. DEPUTATIONS

The Chairman welcomed five deputations to the meeting and confirmed that each had a maximum of ten minutes to address Committee.

241. **CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

242. **LAND AT THREE MAIDS HILL OFF A272 WINCHESTER**

Development of an Inert Waste Recycling Facility at Land at Three Maids Hill, off A272, Winchester SO21 2QU (No. 20/01765/HCS) (Site Ref: WR243

The Committee considered a report from the Head of Strategic Planning (item 6 in the minute book) regarding a proposed development at Three Maids Hill in Winchester.

The officer summarised the report, which had been presented to Committee and deferred in December 2020 pending a site visit. Following a national lockdown in the New Year, the site visit was done virtually using footage and images from the proposed site location and surrounding area.

Since the previous Committee meeting the reservations from Winchester City Council around highways and landscaping had been resolved, and the applicant had proposed a three metre bund to the south of the site as opposed two metres to assist in further shielding site activity.

The Committee received five deputations. David Bowe spoke on behalf of Littleton Stud against the application, sharing his concerns about the welfare of the horses and impact on the business. The measures in place were felt to be weather dependent and the landscaping would take 7 years to flourish and have full effect. Councillor Stephen Burgess spoke on behalf of Littleton & Harestock Parish Council and also shared concerns over noise and HGV traffic in the local area.

Councillor Mel Iredale from Headbourne Worthy Parish Council spoke against the application on the basis that it was not appropriate for a greenfield site and the potential impacts of traffic in the local area.

Luke Bridges and Steve Austin addressed Committee on behalf of the applicant, and reassured deputations and Committee that it would be a highly regulated site with hard infrastructure and procedures in place to minimise noise and dust. The site would not open until 7am and the largest plant machinery would not be used until 8am each day. It was also proposed that a liaison group be set up to enable open communication between the applicant and local residents.

Finally, local Hampshire County Councillor Jan Warwick spoke against the application and the use of the proposed land due to it not being extraordinary circumstances and there being no justification for the site being in that location.

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

- The horses are played music in the barns, but the road noise from the A34 was constant and very different to sporadic noise coming from a site;

- The number of horses on the Stud varied between 65 and 120;
- The Section 106 agreement, 3 metre bund and liaison had all been developments proposed since the application was deferred at the December 2020 Regulatory Committee meeting;
- 'Push' noises had replaced the usual 'beeping' on site vehicles;
- Access to the main highway network had been an important factor in determining the location and therefore the top of the field had not been proposed due to being further away;
- The default position of the application was that dust did not leave the site;
- Ecological bunds had been designed by consultants to encourage butterflies;
- There were provisions for water in times of extreme drought, but the tank on site would be maintained at all times so there was no risk of not having the amount required.
- The bund would restrict noise at 2 metres and increasing it to 3 metres would only assist with the visual impact;

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

- The Environment Agency would monitor dust impacts as well as the County Council;
- The 2019 aggregate assessment for the County Council reported aggregate levels at 850,000tpa, compared to the 1,000,000tpa required;
- Hampshire Minerals & Waste plan took precedent over the Winchester City Council plan, and Policy 29 did allow for development in a greenfield area providing there were good transport connections and the site was suitability justified

During debate, many Members acknowledged that dust and noise suppression issues had attempted to be addressed by the applicant yet some remained doubtful that these did enough to negate impacts on the local area. It was also debated that the location was felt to not be suitable and should be protected from development.

RESOLVED:

That permission be REFUSED due to breaches of Policies 5b, 10 and 29 of the Hampshire Minerals & Waste Plan

Voting

Favour: 6

Against: 8

Abstentions: 2

Chairman,

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HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	17 February 2021
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

Executive Summary

1. Planning Permission is sought for the 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.
2. A report (and associated Update Report) was taken to the Regulatory Committee meeting on the 16 September 2020 ([Item no. 6](#)). The report recommended that planning permission should be granted subject to conditions and the variation of the existing Section 106 legal agreement (to secure and dedicate a public right of way from west to east across the site within the approved restoration scheme) attached to planning permission 18/11856.
3. The key issue that Regulatory Committee raised concerns over was the impact of noise originating from the site. The Committee was concerned at the number of complaints being received from local residents concerning noise this year and the risk of this being exacerbated through additional plant being added via this application.
4. The Committee recommended that the application be deferred for the following reason:

"To defer the application to a future Regulatory Committee meeting, for additional noise monitoring/modelling and exploration of potential for additional noise conditions & consideration of real time monitoring".

adding:

"Committee were concerned at the number of complaints being received from local residents concerning noise this year and the risk of this being exacerbated through additional plant being added via this application".

5. The item was deferred to allow for officers to investigate the merit of further noise monitoring at the site.
6. Noise Monitoring Surveys have now taken place and the results have been received by the Mineral Planning Authority. This information was subject to further public consultation.
7. This report provides an update to the September 2020 reports, focusing only on the reasons for deferment. It should be read in conjunction with the original report.
8. Taking into account the September 2020 report, its subsequent Update Report (16 September 2020), as well as the additional Noise Monitoring information received, the proposal is considered to be in accordance with the policies of the adopted Hampshire Minerals and Waste Plan (2013). It is therefore recommended that planning permission should be granted subject to the conditions listed in Appendix A of this report.

Noise Assessment

9. Following the deferral of the application at Regulatory Committee on the 16 September 2020, the Committee requested that investigations involving noise monitoring be undertaken at the site prior to reconsidering the application. A scheme of real time monitoring was agreed between the applicant's acoustic advisor and the applicant and was undertaken by the applicant throughout November and December 2020.
10. The results were submitted to the Minerals Planning Authority on the 7th and 22nd December 2020. They were subject to further public consultation and were discussed at the site's Liaison Panel Meeting on 12 January 2021 where the Acoustician who undertook the noise monitoring surveys, as appointed by the applicant, explained how the surveys were undertaken and the results in terms of impacts from site operations upon the locality.
11. The results of this noise monitoring are two reports attached in Appendix C of this report. These results have been assessed by the New Forest District Council Environmental Health Officer who following this assessment still raises no objection to the proposal.
12. It is therefore considered that the proposal is 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.

Consultations

13. **County Councillor Wade:** Has objected to the proposal due to concerns regarding the validity of the noise assessment.

14. **New Forest District Council Environmental Health Officer (EHO):** Has no objection subject to the Noise Management Plan including proactive noise monitoring being undertaken at least annually.

Representations

15. At the time of writing the original committee report, a total of five representations had been received. Details are set out in paragraph 42 of the original report. At the time of writing this report no further representations have been received.

Amendments to conditions

16. There are three further amendments to the conditions as contained within the 16 September 2020 report and associated Update Report. These relate to the proposed Condition 16, as well as to Conditions 31 and 9 and are all discussed below.

Condition 16

17. Condition 16 continues to seek to permit the inclusion and use of an additional Excavator, Dumper truck, and cell engineering equipment at the site.
18. The restriction of Permitted Development rights previously controlled under Condition 16 on planning permission 18/11586 has been inserted below as it was omitted in error on the 16 September 2020 report and the associated Update Report.
19. Condition 16 is proposed to be varied 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:

- One 25 tonne excavator;
- One 13 tonne excavator;
- One dump truck;
- One screener as approved under Condition 38 of permission 18/11586 (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).

20. Whilst concerns remain over the potential for the creation of additional, and possibly unacceptable, sources of noise through the additional plant and machinery, the noise monitoring surveys undertaken have provided a degree of reassurance to the members of the site's Liaison Panel and the local Environmental Health Officer, with the latter still raising no objection to the additional plant and machinery that are required to help undertake the site's approved restoration works.

Condition 31

21. Condition 31 (Noise Management Plan) was previously imposed under Condition 39 of planning permission 18/11856. Its insertion here as Condition 31 seeks to ensure that noise levels at the nearest noise sensitive receptors (i.e. properties and premises) remain within the approved levels imposed under Conditions 28 and 29 imposed under permission 18/11856 despite the inclusion and use of an additional Excavator, Dumper truck, and cell engineering equipment at the site.
22. Condition 31 as proposed in the September 2020 reports has been updated to include Noise Monitoring requirements for the rest of the approved development's life, principally the ongoing and future mineral extraction and restoration phasing and the associated and ancillary plant and machinery required to undertake it.
23. Condition 31 is proposed to be varied as follows:

Prior to the commencement of infilling operations and ancillary activities within Phases 1, 2 and 3, and the commencement of mineral extraction operations and ancillary activities in Phase 3 as shown on Working Plan Phases (003 REV D) and Working Phases 2 (005 REV D) and 3 (006 REV D), a programme of continuous (i.e. 'real-time') noise monitoring will be submitted to the Mineral Planning Authority for approval in writing. It will contain;

- Defined receptor locations and detailed methodologies to assess noise associated with the use of all the approved plant and machinery listed in Condition 16 of this permission including mineral extraction operations and ancillary activities currently being undertaken within Phase 2.

Once approved, the programme will be implemented in full to determine whether the above-mentioned operations continue to be undertaken within the noise limits specified within Conditions 28 and 29 of this permission. The monitoring would be undertaken for a pre-determined initial period of six weeks whilst infilling and extraction activities are being undertaken in accordance with that approved by the Mineral Planning Authority.

Within 2 weeks following the completion of this monitoring period, the results of the monitoring will be reviewed to determine the effectiveness and frequency of further monitoring throughout the life of the development and necessary mitigation measures.

Within 4 weeks of the completion of this review, a Revised Noise Management Plan shall be submitted to the Mineral Planning Authority for approval in writing which will contain;

- The agreed frequency of further monitoring; and
- Mitigatory measures to investigate and attenuate any recorded noise level exceedances at the defined receptors and/or following the receipt of any substantiated noise-related complaints caused by on-site operations (against levels specified within Conditions 28 and 29 of this permission and the Noise Management Plan previously required under Condition 39 of pp 18/11586).

Once approved the Revised Noise Management Plan will be implemented in full throughout the life of the development.

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.

24. As proposed above, the imposition of Condition 31 would satisfy the requirements of the Local Environmental Health Officer, in ensuring that noise generated on site would be regularly monitored, and in the event that any noise level exceedances at the defined receptors and/or following the receipt of substantiated complaints caused by on-site operations, mitigation measures would be imposed.

Condition 9

25. Condition 9 concerns and controls the site's approved Ecological Mitigation Strategy (approved 19 June 2017), and its continuing and full implementation.
26. As proposed in the associated September 2020 Update report, a clerical error that required the removal of reference to 'Condition 36' (Stockpile heights) on permission 18/11856 and its replacement with 'Condition 37' (Restoration to agriculture) was proposed.
27. There is no material change to the approved Strategy and with the Regulatory Committee not opposing this proposed amendment within their deferral, it is proposed again.
28. Condition 9 is proposed to be varied as follows:

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 **37** 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).

29. As proposed above, Condition 9 would continue to satisfy the requirements of the unchanged and approved restoration scheme approved originally under planning permission 16/10450 and again through permission 18/11856.

Update to Section 106 legal agreement attached to planning permission 18/11586

30. In granting planning permission 18/11586 for the variation of conditions 19 and 20 of planning permission 16/10450 (to allow screening operations to take place), the Section 106 agreement accompanying the original planning permission 16/10450 was also varied through a 'Deed of Variation'.
31. This Deed of Variation to the original Section 106 agreement (signed 14 March 2017) sought to secure and dedicate a public right of way from west to east across the application site connecting with Footpath no. 3a (Solent Way) across the restored site.
32. The Deed of Variation was completed by all 4 parties (the County Council, the two landowners and the site operator) on 20 September 2019.
33. This legal agreement contains a clause for all future 'Variation of Condition/s', requiring all existing signatories, including the County Council,

to agree in writing that the obligations still apply, and planning permission should be granted. It negates the need for a fresh legal agreement.

34. Should Regulatory Committee resolve to grant planning permission, officers will ensure that all four parties agree to the terms of the extant Deed of Variation (20 September 2019) in writing.

Summary

35. Following the deferment of this application by the Regulatory Committee, the applicant has worked proactively with the Mineral Planning Authority and local Environmental Health Officer to investigate the concerns raised by local residents and the Regulatory Committee over noise impacts and the risk of additional noise impacts being created through the addition and use of additional plant and machinery being sought.
36. Following the completion of noise monitoring surveys, the Environmental Health Officer at New Forest District Council remains satisfied that noise emitted by the plant and machinery required to complete approved operation at the site through Condition 16 would not cause unacceptable impacts by virtue of noise at the nearest sensitive properties and premises.
37. The imposition of Condition 31 in requiring a Revised Noise Management Plan (as required by the Environmental Health Officer) to manage noise generated on site, to ensure ongoing compliance with approved noise levels (Conditions 28 and 29) and mitigation in the event of noise level exceedances and mitigation to address substantiated complaints received will ensure that the approved mineral extraction and restoration operations would continue to be acceptable in terms of its impacts on the locality and the local community.
38. It is considered that the proposal would continue to 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

39. That planning permission be granted subject to the conditions listed in Appendix A of this report and the agreement by all signatories on the 20 September 2019 Deed of Variation agreeing that its terms still apply.

Appendices:

Appendix A – Conditions

Appendix B – Committee Plan

Appendix C – Real Time Noise Monitoring Results

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.	

Other Significant Links

Links to previous Member decisions:	
<u>Title</u>	<u>Date</u>
Direct links to specific legislation or Government Directives	
<u>Title</u>	<u>Date</u>

Section 100 D - Local Government Act 1972 - background documents	
<p>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.)</p>	
<u>Document</u>	<u>Location</u>

20/10282

Hampshire County Council

NF271

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.

OR Delete below if not applicable

2. Equalities Impact Assessment:

See guidance at <https://hants.sharepoint.com/sites/ID/SitePages/Equality-Impact-Assessments.aspx?web=1>

*Inset in full your **Equality Statement** which will either state*

- (a) why you consider that the project/proposal will have a low or no impact on groups with protected characteristics or*
- (b) will give details of the identified impacts and potential mitigating actions*

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 37 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. 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:

- One 25 tonne excavator;
- One 13 tonne excavator;
- One dump truck;
- One screener as approved under Condition 38 of permission 18/11586 (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 infilling operations and ancillary activities within Phases 1, 2 and 3, and the commencement of mineral extraction operations and ancillary activities in Phase 3 as shown on Working Plan Phases (003 REV D) and Working Phases 2 (005 REV D) and 3 (006 REV D), a programme of continuous (i.e. 'real-time') noise monitoring will be submitted to the Mineral Planning Authority for approval in writing. It will contain;

- Defined receptor locations and detailed methodologies to assess noise associated with the use of all the approved plant and machinery listed in Condition 16 of this permission including mineral extraction operations and ancillary activities currently being undertaken within Phase 2.

Once approved, the programme will be implemented in full to determine whether the above-mentioned operations continue to be undertaken within the noise limits specified within Conditions 28 and 29 of this permission. The monitoring would be undertaken for a pre-determined initial period of six weeks whilst infilling and extraction activities are being undertaken in accordance with that approved by the Mineral Planning Authority.

Within 2 weeks following the completion of this monitoring period, the results of the monitoring will be reviewed to determine the effectiveness and frequency of further monitoring throughout the life of the development and necessary mitigation measures.

Within 4 weeks of the completion of this review, a Revised Noise Management Plan shall be submitted to the Mineral Planning Authority for approval in writing which will contain;

- The agreed frequency of further monitoring; and
- Mitigatory measures to investigate and attenuate any recorded noise level exceedances at the defined receptors and/or following the receipt of any substantiated noise-related complaints caused by on-site operations (against levels specified within Conditions 28 and 29 of this permission and the Noise Management Plan previously required under Condition 39 of pp 18/11586).

Once approved the Revised Noise Management Plan will be implemented in full throughout the life of the development.

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

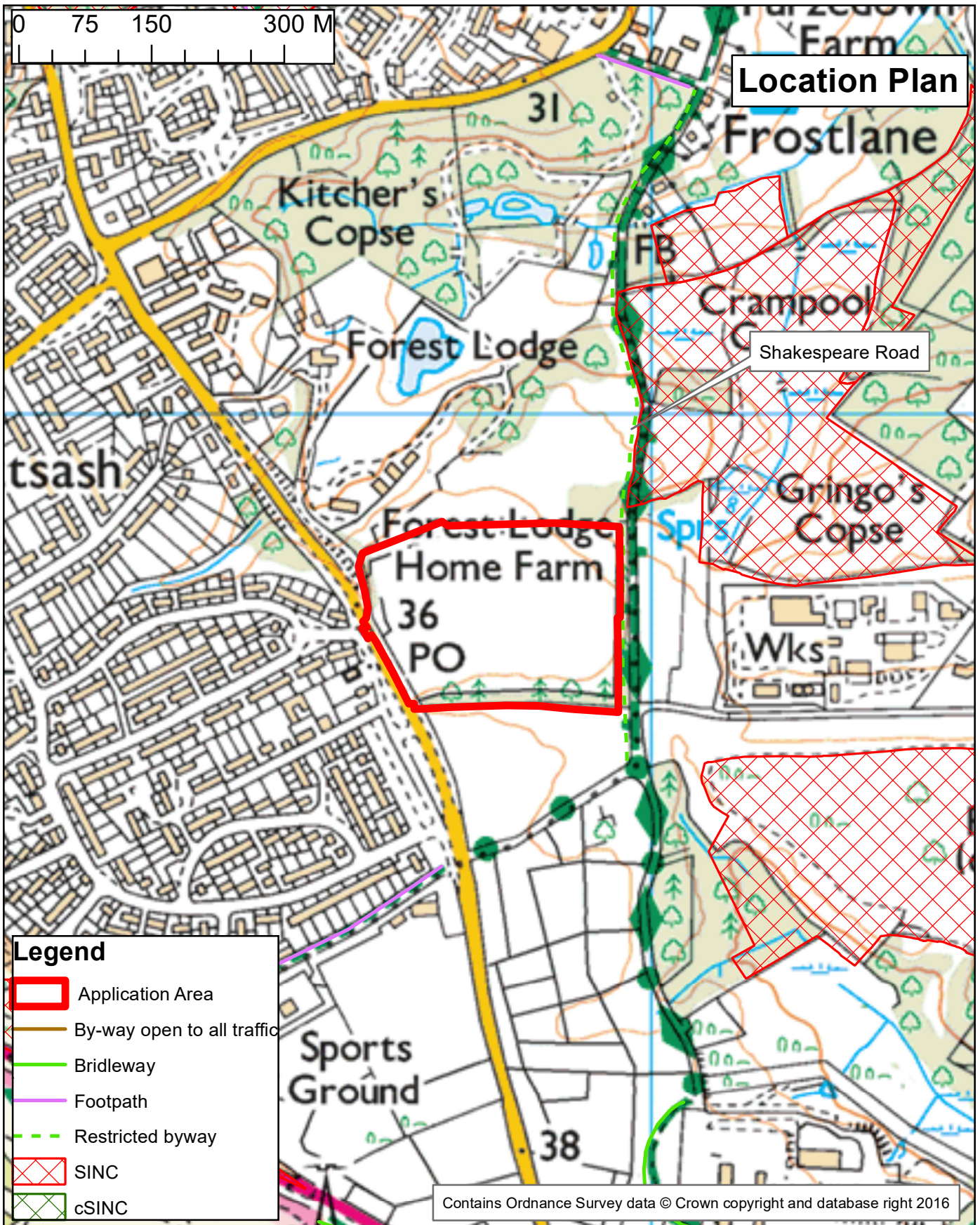
39. The development hereby permitted shall be carried out in accordance with the following approved plans: 001Rev1, 002Rev1, 008Rev1, 009RevA, 010RevA, 007RevC, 011RevC, 003RevD, 004RevD, 005RevD, 006RevD and the Updated Noise Assessments & Noise Management Plan (dated November and December 2020).

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

Note to Applicants

1. In determining this planning application, the Mineral 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, Mineral 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

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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 Forest Lodge Home Farm, Fawley Road, Hythe SO45 3NJ

Application No: 20/10282

Site Reference: NF271

Regulatory Committee

17 February 2021

1:6,000



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Drawn by: Strategic Planning



**Hampshire
County Council**

Economy, Transport and Environment

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LONG-TERM REAL-TIME NOISE MONITORING AND PHASE 1 MODELLING

Forest Lodge Home Farm
Prepared for: TJ Transport Limited
Client Ref: 00492

SLR Ref: 416.00492.00026.003v1
Version No: Issued
January 2021

BASIS OF REPORT

This document has been prepared by SLR with reasonable skill, care and diligence, and taking account of the manpower, timescales and resources devoted to it by agreement with TJ Transport Limited (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

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APPENDICES

- Appendix 01: Glossary of Terminology
- Appendix 02: Noise Data Graph

1.0 Introduction

SLR Consulting Limited (SLR) has been appointed by TJ Transport Limited (TJT) to undertake a programme of real-time noise monitoring and noise modelling at their quarry facility at Forest Lodge Home Farm, Fawley Road, Hythe, Hampshire, SO45 3NJ (the Site).

The noise monitoring is required in response to a deferment made by Hampshire Country Council's (HCC) planning department for the variation of Condition 28 of the planning permission to allow the use of additional mobile screening kit to improve operational efficiency of the Site.

This report outlines the monitoring methodology, noise limits and results for the period between Wednesday 25th of November and Tuesday the December 15th 2020.¹

Following a review of the monitoring report and a liaison committee meeting on the 12th of January 2021, it was agreed that this addendum report would be produced showing the results of a noise modelling exercise of the cumulative impact of existing quarry operations and the additional plant associated with proposed infilling operations within Phase 1 of the Site.

Whilst reasonable effort has been made to ensure that this noise report is easy to understand, it is necessarily technical in nature. To assist the reader, a glossary of terminology is provided as Appendix 01.

¹ First version of the report (Ref: 416.00492.00026.002) issued on the 21/12/2020

2.0 Site Description

2.1 Site Location

The site is situated on Fawley Road in Hythe, Hampshire, SO45 3NJ. It is bounded by fields to the north and south, forest to the east and Fawley Road to the west.

The nearest noise-sensitive residential receptors (NSRs) as described in Chapter 8 of the Environmental Statement approved under Planning Permission 16/10450, are:

- Beech Crescent to the west;
- Maple Road to the west;
- Forest Lodge Home Farm to the north; and
- SSSI to the south.

The approximate site boundary is shown in red and the NSRs are given in blue in Figure 2-1.

Figure 2-1
Site location and NSRs



2.2 Site Operations

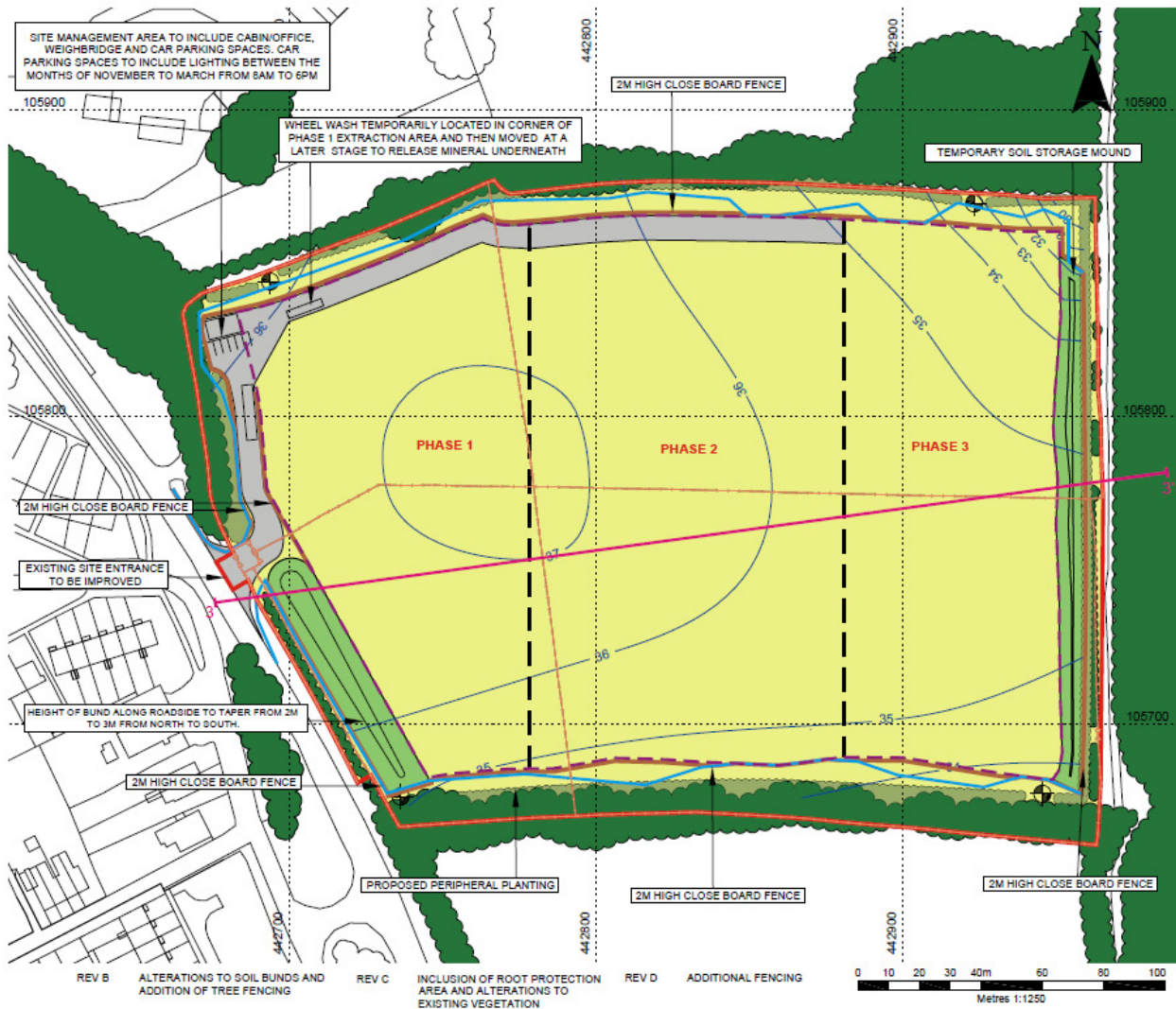
Figure 2-2 shows a plan of the site. It is understood that the current normal operations at the Site are situated in the middle of Phase 2.

Current operations at the Site include:

- Continuation of extraction and screening of materials from Phase 2.

It should be noted that the normal operations currently being undertaken at the Site are only utilising the permitted plant, as the use of the additional plant ceased following a number of noise complaints at the Site and the recommendations of the HCC liaison committee (see Section 2.4 for further details).

Figure 2-2
Plan of Site Showing Phases of Operation



2.3 Planning Conditions Relating to Noise

Condition 28 contained within planning permission 18/11586 related to noise and states:

'The total noise from operations at the hereby approved site shall not exceed 55dB L_{Aeq} 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).'

2.4 Deferment and Noise Complaints

The planning application for additional mobile screening kit to improve operation efficiency of the Site was deferred by the planning committee of HCC.

HCC stated:

"The committee were concerned at the number of complaints being received from local residents concerning noise this year and the risk of this being exacerbated through additional plant being added via this application."

HCC also stated:

"We need TJs to have a think about what can be done here as we will need to report back to Committee with solutions. The original permission's ES contains noise monitoring locations to the west of the site. Could these be more routinely monitored? Could additional locations be added? Looking at real time monitoring, which is employed at a site in Pennington in the New Forest, have TJs ever considered this?"

In view of the above, SLR consulted with the Environmental Health department of HCC to agree a programme of real-time monitoring, further details of this consultation are provided in Section 3.4.

3.0 Monitoring Methodology

A sound level meter with real-time monitoring capabilities was installed at the Site on Tuesday the 3rd of November 2020, the monitoring methodology is described below.

3.1 Monitoring Location

The sound level meter was installed at a location on the northern boundary of the Site, at a location representative of the western extents of phase 2, as shown on Figure 3-1 below.

The approximate location of the screener, which is considered to be the main noise source at the Site, and the location of the weighbridge is also shown on the image below.

Figure 3-1
Monitoring Location



3.1.1 Reasons for Choosing the Monitoring Location

It is understood that the most sensitive receptors are residential properties located to the west of the Site on Beach Crescent and Maple Road, however the noise climate at these receptors during the daytime is dominated by road traffic noise from Fawley Road, which was determined by observations made by the qualified acoustician² on the 3rd of November 2020.

It also should be noted that SLR undertook a baseline survey at these properties in January 2016 as part of a planning application for the Site, the results of the baseline survey showed that the measured ambient ($L_{Aeq,T}$) noise levels in absence of any quarry operations were above 55dB, which is above the noise limit outlined in Condition 28.

In view of the above it was considered that if the meter was positioned on the western boundary of the Site which is closest to the residential properties, road traffic noise, and not noise being generated by operations at the Site, would significantly influence the measured levels and have the potential to cause exceedances in the noise limits.

Therefore, a monitoring position needed to be selected where the noise being generated by everyday operations at the Site was prominent, but the meter would not interfere with Site operations and be safe from accidental damage.

As shown on Figures 2-2 and 3-1, extraction operations are currently being undertaken in phase 2 part of the quarry with the screener located towards the centre of the Site.

The surveyor therefore chose the position shown on Figure 3-1, as the noise from Site operations was prominent, and the noise environment was not significantly influenced by road traffic noise from Fawley Road. The main noise sources from the quarry consisted of the screening of material and mobile plant movements.

The selected location is also adjacent to the haul route, which is utilised by mobile plant travelling from the Site compound to the working area within the quarry and by tipper lorries accessing the Site, consequently worst-case noise levels from vehicle movements are also being captured.

3.2 Monitoring Equipment

Details of the equipment installed at the Site are shown in Table 3-1 below.

The sound level meter was calibrated on set-up on the 3rd of November and during a scheduled Site visit on the 25th of November 2020 an acoustic calibrator and no significant drifts were observed. The calibration chain is traceable via the United Kingdom Accreditation Service to national standards held at the National Physical Laboratory.

Table 3-1
Survey Equipment

Survey Location	Equipment	Serial Number
Northern Boundary	Rion NL-52 Type 1 Sound Level Meter	00976174
	Rion NC-74 Acoustic Calibrator	34478298

² The acoustician has 8-years relevant experience, holds the I.o.A diploma in Acoustics and Noise Control and is a full member of the I.o.A.

The meter was set-up in free-field conditions at the monitoring location, i.e. at least 3.5m from the nearest vertical reflecting surface.

Noise levels are being measured on a continuous basis and logged every 1-hour and the following noise level indices are being recorded:

- $L_{Aeq,T}$ The A-weighted equivalent continuous noise level over the measurement period T.
- L_{Amax} The maximum A-weighted noise level during the measurement period.

3.3 Noise Limits

As stated in Section 2.3, the Site is subject to a planning condition which specifies a noise limit of 55dB $L_{Aeq\ 1\ hour}$ (free field) at the boundary of the nearest noise sensitive properties.

The monitoring location shown in Figure 3-1 is closer to the working area than the nearest noise-sensitive receptors shown on Figure 2-1.

Further to the above, the Site has also a number of complexities i.e. plant can operate over a wide area, and the noise meter is adjacent to the haul route, therefore a limit of 65dB(A) $L_{Aeq\ 1\ hour}$ (free field), was set at the monitoring location between the 25th of November and the 15th of December 2020.

A secondary limit of 90dB $L_{Amax-1min}$ was also set at the monitoring location.

If either of the limits is exceeded an audio file is created, so that the cause of the exceedance can be identified. The purpose of the maximum (L_{Amax}) noise limit is to gather audio data of instantaneous 'one-off' events, in-case a complaint is received from such an event.

It should be noted that these limits would be subject to change if:

- They pose an undue constraint on operations at the Site, and in the absence of complaints, they may be revised upwards; and
- Complaints arise and the source be attributed to Site, they may need to be reduced downwards, especially if plant is operating closer to the Receptor than the monitoring position.

3.3.1 Alerts and Web-access

If the noise levels over a 1-hour period are within 3dB of the specified limit an 'Amber Alert' is sent via email to all the relevant parties, this is a notification to warn the operator that noise levels are approaching the limit, and to investigate if necessary.

If the noise levels over a 1-hour period exceeds the relevant noise limit, then a 'Red Alert' is sent and it may be necessary to investigate the reasons why.

Access has been granted to all the relevant parties involved (SLR, TJ Waste and HCC) so the noise levels being measured can be seen in real-time.

3.4 Consultation with HCC

SLR have consulted with the Environmental Health Department of HCC regarding the monitoring methodology and specified limits.

In an email response from Arran Harmer, the Environmental Protection Officer (EHO) for HCC, on the 17th of November 2020 he stated that he had no particular concerns or queries regarding the monitoring, he also stated

that the report should describe how the on-site limit of 70dB³ relates to the receptor locations and why it was necessary to choose the monitoring position selected.

SLR will continue to liaise with Mr Harmer for the duration of the monitoring programme.

³ Amended to 65dB from the 19th of November 2020

4.0 Monitoring Results

The results are for the monitoring period between the 25th of November and 15th of December 2020.

4.1 Analysis of Results

The measured noise data is presented in graphical form in Figure 02-1 in Appendix 02.

The data for Sunday the 29th of November, Sunday the 6th December and Sunday the 13th of December is not shown on the graph as the Site was not operating during these periods.

It can be seen from the graph that the noise limit was exceeded on the following occasions;

- Between 12:00 and 13:00 on Monday the 30th of November 2020;
- Between 08:00 and 09:00 on Tuesday the 1st of December 2020;
- Between 09:00 and 10:00 on Tuesday the 1st of December 2020; and
- Between 11:00 and 12:00 on Tuesday the 1st of December 2020

SLR has listened to the audio files for the above periods and liaised with TJT regarding the associated operations and the following reasons for the exceedances were determined.

4.1.1 Monday the 30th of December between 12:00 and 13:00

It was determined that the exceedance was due to material (hardcore) being tipped near the monitoring position in readiness for the construction of a new haul road (see Section 4.2.2).

A slight exceedance in the noise limits from a source so close to the meter, would still be well below the limits at the nearest receptors due to the distances involved.

To further justify the above, SLR has modelled the noise of material being tipped close to the monitoring position, within the Cadna/A modelling software.

With reference to the noise model, if the noise levels from material tipping were predicted to be 65.8 dB, $L_{Aeq,1\text{-hour}}$ at the monitoring position, which reflects the level measured on the 30th of November, the worst-case predicted noise levels at the nearest receptors would be 32.3dB which is well below the 55dB limit.

4.1.2 Tuesday the 1st December 2020

It was determined that all the exceedances in the on-site noise limit on the 1st of December 2020, were caused by operations associated with the construction of a new haul road into phase 1, close to the monitoring position.

The construction of the road was undertaken utilising the following plant;

- A 360-degree excavator.

Based on the above SLR have modelled the excavator operating on the new haul road within the Cadna/A modelling software.

It has been confirmed with TJT that between 08:00 and 12:00 the excavator was operating at a location close to the monitoring position.

With reference to the above, and the noise model, if the predicted noise levels from the excavator were predicted to be 75.9dB $L_{Aeq,1\text{ hour}}$ at the monitoring position, which reflects the highest measured level on the 1st December, the worst-case predicted noise levels at the nearest receptors would be 42.4dB, which is well below the 55dB limit.

Finally, no noise related complaints were received by the Site for the monitoring period between the 25th of November and 15th of December 2020.

5.0 Noise Modelling

During a liaison committee meeting on the 12th of January 2021 regarding the results the monitoring, concerns were raised on the cumulative noise impact of the existing quarry operations and the planned infilling operations associated with phase 1 of the Site.

In view of the above it was agreed that a noise modelling exercise would be undertaken to predict the cumulative noise levels at the nearest noise-sensitive receptors to the Site and compare them to the limits contained within Condition 28 of the planning permission.

5.1 Noise Model

A noise model has been built using the CadnaA[®] noise modelling software which incorporates the calculation methodology outlined in BS 5228:2009+A1:2014 *Code of practice for noise and vibration control on construction and open sites, Part 1: Noise*

The model is based on the following factors and assumptions;

- Downwind propagation, i.e. a wind direction that assists the propagation of sound from the sources to the receptors;
- A reflection factor of 2;
- A ground absorption factor of 0.9;
- 2m high fence inside the site boundary;
- Site contour data based on a topographical survey undertaken by SLR in September 2020, which includes the bunding on the western boundary; and
- A receptor height of 1.5m above ground level at the nearest noise-sensitive receptors;

The noise source details of the plant associated with the existing operations and the infilling operations are shown in Table 5-1. The table also details the sound power level for each source, data source which this was derived from, the approximate location of each item of plant and its associated on-time.

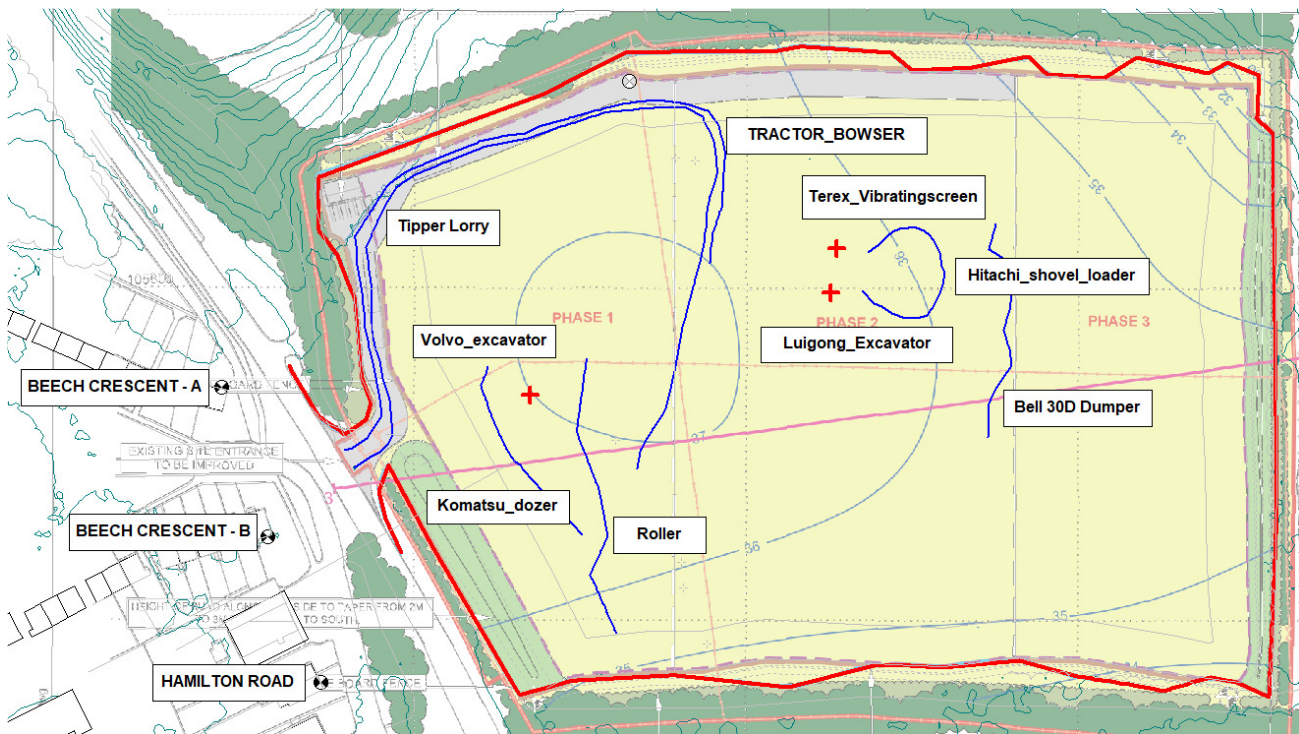
**Table 5-1
 Operational Plant**

Plant/Equipment Item (Data source)	Location on Site	Sound Power Level, L_{WA} dB	Data Source	On-time (%) or movements per hour
Existing Operations				
Luigong 925 Excavator	Phase 2	102.0	Manufacturers Data for Luigong 925E	90%
Bell 30D Dump Truck	Phase 2	110.0	Manufacturers Data for Bell 40 A40D	40 per hour
Terex Finlay 683 Supertrak-Engine Deutz TCD 2012 LO4 Vibrating screen	Phase 2	98.0*	Manufacturers Data	90%
Hitachi ZW310 Shovel Loader	Phase 2	106.0	Manufacturers Data for Hitachi ZW220-5B	40 per hour
John Deere 6105M Tractor & Water Bowser	Haul Route	111.5	BS 5228-1:2009+A1:2014 Table C.6:38	2 per hour
Tipper Lorries (HGV's)	Haul Route, Phases 1 & 2	105.0	SLR previously measured Data	10 per hour
Infilling Operations				
Komatsu D65PX -18 Dozer	Phase 1	108.0	Manufacturers Data for D65 Dozer	40 per hour
Volvo EC 250 Excavator	Phase 1	103.0	Manufacturers Data for Volvo EC250E	90%
Vibromax VM651 Roller	Phase 1	107.5	Table D.3:116 in BS 5228-1:2009+A1:2014	40 per hour

*Sound power level calculated from sound pressure level of 90 dB at 1m

The noise model output showing the locations of the plant described above is provided in Figure 5-1. The model output also shows the locations of the most sensitive receptors to the west of the Site.

**Figure 5-1
 Operational Plant Locations**



5.2 Predicted Noise Levels and Assessment

Based on the assumptions outlined in Section 5.1 and the plant list contained in Table 5-1, the cumulative noise levels from existing operations and the infilling operations within Phase 1 have been predicted at the nearest noise-sensitive receptors and compared to the limit specified within Condition 28 of the planning permission, as shown in Table 5-2 below.

The predicted noise levels have been rounded to the nearest decibel.

**Table 5-2
 Predicted Noise Levels and Assessment**

Noise Sensitive Receptor	Predicted Noise Level, L_{Aeq}	Planning Condition 28 Limit $L_{Aeq,1hour}$	Difference
Beech Crescent A	51	55	-4
Beech Crescent B	52		-3
Hamilton Road	49		-6

It can be seen from the above table that the predicted noise levels from cumulative operations at the Site are below the limit specified within Condition 28 of the planning permission at the most sensitive receptors.

5.3 Further Monitoring

During the liaison committee meeting on the 12th of January 2021 the prospect of further noise monitoring was discussed.

It was agreed that if permission was granted for the additional plant on site (required for restoration obligations) then further continuous noise monitoring would be undertaken at the Site, to determine that restoration operations would continue to be carried out in accordance within the noise limits specified within Condition 28 of the planning permission.

Further to the above, it has been agreed that the requirement for continuous noise monitoring would be written into a relevant planning condition should permission be granted for the additional plant.

6.0 Conclusion

SLR Consulting Limited (SLR) has been appointed by TJ Transport Limited (TJT) to undertake a programme of real-time noise monitoring and noise modelling at their quarry facility at Forest Lodge Home Farm, Fawley Road, Hythe, Hampshire, SO45 3NJ (the Site).

The noise monitoring is required in response to a deferment made by Hampshire Country Council's (HCC) planning department for the variation of Condition 28 of the planning permission to allow the use of additional mobile screening kit to improve operational efficiency of the Site.

This report outlines the monitoring methodology, noise limits and results for the period between Wednesday 25th of November and Tuesday the December 15th 2020.⁴

Following a review of the monitoring report and a liaison committee meeting on the 12th of January 2021, it was agreed that this addendum report would be produced showing the results of a noise modelling exercise of the cumulative impact of existing quarry operations and the additional plant associated with proposed infilling operations within Phase 1 of the Site.

The results of the monitoring have shown that the noise limit at the monitoring location was exceeded on four occasions; however it was determined that the exceedances was due to the tipping of material and haul route construction near the monitoring location and not from everyday operations in the working area.

No noise related complaints were received by the Site for the monitoring period between the 25th of November and 15th of December 2020.

The results of the noise modelling have shown that the predicted noise levels from cumulative operations at the Site are below the limits specified within Condition 28 of the planning permission at the most sensitive receptors.

Finally, it was agreed that if planning permission was granted for the infilling operations a further programme of continuous noise monitoring would be undertaken at the Site, and the requirement for this would be written within a relevant planning condition.

⁴ First version of the report (Ref: 416.00492.00026.002) issued on the 21/12/2020

APPENDIX 01

Glossary of Terminology

In order to assist the understanding of acoustic terminology and the relative change in noise, the following background information is provided.

The human ear can detect a very wide range of pressure fluctuations, which are perceived as sound. In order to express these fluctuations in a manageable way, a logarithmic scale called the decibel, or dB scale is used. The decibel scale typically ranges from 0dB (the threshold of hearing) to over 120dB. An indication of the range of sound levels commonly found in the environment is given in the following table.

Table 01-1
Sound Levels Commonly Found in the Environment

Sound Level	Location
0dB(A)	Threshold of hearing
20 to 30dB(A)	Quiet bedroom at night
30 to 40dB(A)	Living room during the day
40 to 50dB(A)	Typical office
50 to 60dB(A)	Inside a car
60 to 70dB(A)	Typical high street
70 to 90dB(A)	Inside factory
100 to 110dB(A)	Burglar alarm at 1m away
110 to 130dB(A)	Jet aircraft on take off
140dB(A)	Threshold of Pain

Acoustic Terminology

dB (decibel) The scale on which sound pressure level is expressed. It is defined as 20 times the logarithm of the ratio between the root-mean-square pressure of the sound field and a reference pressure (2×10^{-5} Pa).

dB(A) A-weighted decibel. This is a measure of the overall level of sound across the audible spectrum with a frequency weighting (i.e. 'A' weighting) to compensate for the varying sensitivity of the human ear to sound at different frequencies.

L_{Aeq} L_{Aeq} is defined as the notional steady sound level which, over a stated period of time, would contain the same amount of acoustical energy as the A-weighted fluctuating sound measured over that period.

L_{10} & L_{90} If a non-steady noise is to be described it is necessary to know both its level and the degree of fluctuation. The L_n indices are used for this purpose, and the term refers to the level exceeded for n% of the time. Hence L_{10} is the level exceeded for 10% of the time and as such can be regarded as the 'average maximum level'. Similarly, L_{90} is the 'average minimum level' and is often used to describe the background noise. It is common practice to use the L_{10} index to describe traffic noise.

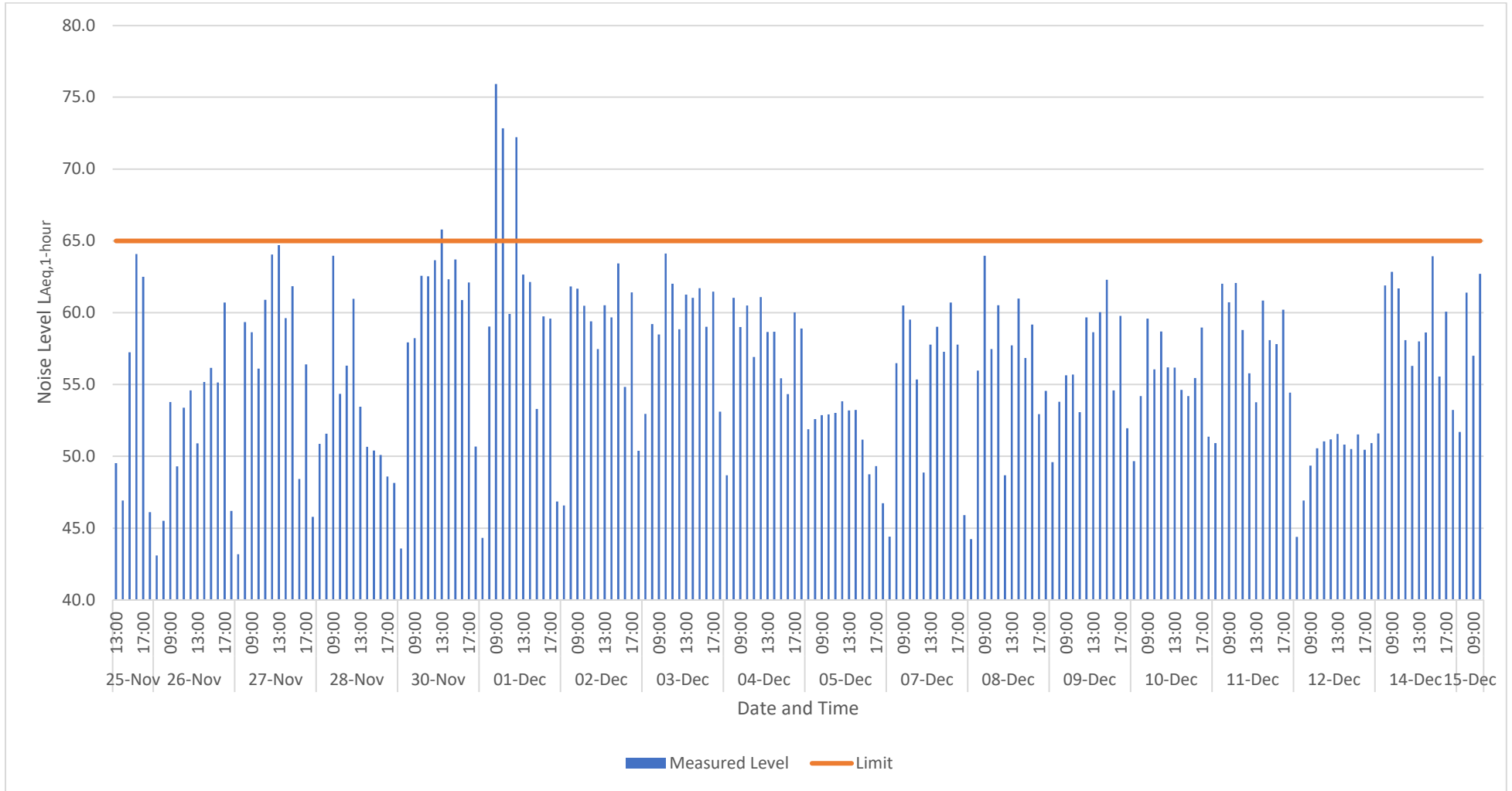
L_{Amax} L_{Amax} is the maximum A-weighted sound pressure level recorded over the period stated. L_{Amax} is sometimes used in assessing environmental noise where occasional loud noises occur, which

may have little effect on the overall L_{eq} noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.

APPENDIX 02

Noise Data Graph

Figure 02-1
Measured Noise Levels, dB



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LONG-TERM REAL-TIME MONITORING

Forest Lodge Home Farm
Prepared for: TJ Transport Limited
Client Ref: 00492

SLR Ref: 416.00492.00026.002
Version No: Issued
December 2020

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BASIS OF REPORT

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APPENDICES

Appendix 01: Glossary of Terminology
Appendix 02: Noise Data Graph

1.0 Introduction

SLR Consulting Limited (SLR) has been appointed by TJ Transport Limited (TJT) to undertake a programme of real-time noise monitoring at their quarry facility at Forest Lodge Home Farm, Fawley Road, Hythe, Hampshire, SO45 3NJ (the Site).

The noise monitoring is required in response to a deferment made by Hampshire Country Council's (HCC) planning department for the variation of Condition 28 of the planning permission to allow the use of additional mobile screening kit to improve operational efficiency of the Site.

This report outlines the monitoring methodology, noise limits and results for the period between Wednesday 25th of November and Tuesday the December 15th 2020.

Whilst reasonable effort has been made to ensure that this noise report is easy to understand, it is necessarily technical in nature. To assist the reader, a glossary of terminology is provided as Appendix 01.

2.0 Site Description

2.1 Site Location

The site is situated on Fawley Road in Hythe, Hampshire, SO45 3NJ. It is bounded by fields to the north and south, forest to the east and Fawley Road to the west.

The nearest noise-sensitive residential receptors (NSRs) as described in Chapter 8 of the Environmental Statement approved under Planning Permission 16/10450, are:

- Beech Crescent to the west;
- Maple Road to the west;
- Forest Lodge Home Farm to the north; and
- SSSI to the south.

The approximate site boundary is shown in red and the NSRs are given in blue in Figure 2-1.

Figure 2-1
Site location and NSRs



2.2 Site Operations

Figure 2-2 shows a plan of the site. It is understood that the current normal operations at the Site are situated in the middle of Phase 2.

Current operations at the Site include:

- Continuation of extraction and screening of materials from Phase 2.

It should be noted that the normal operations currently being undertaken at the Site are only utilising the permitted plant, as the use of the additional plant ceased following a number of noise complaints at the Site and the recommendations of the HCC liaison committee (see Section 2.4 for further details).

Figure 2-2
Plan of Site Showing Phases of Operation



2.3 Planning Conditions Relating to Noise

Condition 28 contained within planning permission 18/11586 related to noise and states:

'The total noise from operations at the hereby approved site shall not exceed 55dB $L_{Aeq\ 1\ hour}$ (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).'

2.4 Deferment and Noise Complaints

The planning application for additional mobile screening kit to improve operation efficiency of the Site was deferred by the planning committee of HCC.

HCC stated:

"The committee were concerned at the number of complaints being received from local residents concerning noise this year and the risk of this being exacerbated through additional plant being added via this application."

HCC also stated:

"We need TJs to have a think about what can be done here as we will need to report back to Committee with solutions. The original permission's ES contains noise monitoring locations to the west of the site. Could these be more routinely monitored? Could additional locations be added? Looking at real time monitoring, which is employed at a site in Pennington in the New Forest, have TJs ever considered this?"

In view of the above, SLR consulted with the Environmental Health department of HCC to agree a programme of real-time monitoring, further details of this consultation are provided in Section 3.4.

3.0 Monitoring Methodology

A sound level meter with real-time monitoring capabilities was installed at the Site on Tuesday the 3rd of November 2020, the monitoring methodology is described below.

3.1 Monitoring Location

The sound level meter was installed at a location on the northern boundary of the Site, at a location representative of the western extents of phase 2, as shown on Figure 3-1 below.

The approximate location of the screener, which is considered to be the main noise source at the Site, and the location of the weighbridge is also shown on the image below.

Figure 3-1
Monitoring Location



3.1.1 Reasons for Choosing the Monitoring Location

It is understood that the most sensitive receptors are residential properties located to the west of the Site on Beach Crescent and Maple Road, however the noise climate at these receptors during the daytime is dominated by road traffic noise from Fawley Road, which was determined by observations made by the qualified acoustician¹ on the 3rd of November 2020.

It also should be noted that SLR undertook a baseline survey at these properties in January 2016 as part of a planning application for the Site, the results of the baseline survey showed that the measured ambient ($L_{Aeq,T}$) noise levels in absence of any quarry operations were above 55dB, which is above the noise limit outlined in Condition 28.

In view of the above it was considered that if the meter was positioned on the western boundary of the Site which is closest to the residential properties, road traffic noise, and not noise being generated by operations at the Site, would significantly influence the measured levels and have the potential to cause exceedances in the noise limits.

Therefore, a monitoring position needed to be selected where the noise being generated by everyday operations at the Site was prominent, but the meter would not interfere with Site operations and be safe from accidental damage.

As shown on Figures 2-2 and 3-1, extraction operations are currently being undertaken in phase 2 part of the quarry with the screener located towards the centre of the Site.

The surveyor therefore chose the position shown on Figure 3-1, as the noise from Site operations was prominent, and the noise environment was not significantly influenced by road traffic noise from Fawley Road. The main noise sources from the quarry consisted of the screening of material and mobile plant movements.

The selected location is also adjacent to the haul route, which is utilised by mobile plant travelling from the Site compound to the working area within the quarry and by tipper lorries accessing the Site, consequently worst-case noise levels from vehicle movements are also being captured.

3.2 Monitoring Equipment

Details of the equipment installed at the Site are shown in Table 3-1 below.

The sound level meter was calibrated on set-up on the 3rd of November and during a scheduled Site visit on the 25th of November 2020 an acoustic calibrator and no significant drifts were observed. The calibration chain is traceable via the United Kingdom Accreditation Service to national standards held at the National Physical Laboratory.

Table 3-1
Survey Equipment

Survey Location	Equipment	Serial Number
Northern Boundary	Rion NL-52 Type 1 Sound Level Meter	00976174
	Rion NC-74 Acoustic Calibrator	34478298

¹ The acoustician has 8-years relevant experience, holds the I.o.A diploma in Acoustics and Noise Control and is a full member of the I.o.A.

The meter was set-up in free-field conditions at the monitoring location, i.e. at least 3.5m from the nearest vertical reflecting surface.

Noise levels are being measured on a continuous basis and logged every 1-hour and the following noise level indices are being recorded:

- $L_{Aeq,T}$ The A-weighted equivalent continuous noise level over the measurement period T.
- L_{Amax} The maximum A-weighted noise level during the measurement period.

3.3 Noise Limits

As stated in Section 2.3, the Site is subject to a planning condition which specifies a noise limit of 55dB $L_{Aeq\ 1\ hour}$ (free field) at the boundary of the nearest noise sensitive properties.

The monitoring location shown in Figure 3-1 is closer to the working area than the nearest noise-sensitive receptors shown on Figure 2-1.

Further to the above, the Site has also a number of complexities i.e. plant can operate over a wide area, and the noise meter is adjacent to the haul route, therefore a limit of 65dB(A) $L_{Aeq\ 1\ hour}$ (free field), was set at the monitoring location between the 25th of November and the 15th of December 2020.

A secondary limit of 90dB $L_{Amax-1min}$ was also set at the monitoring location.

If either of the limits is exceeded an audio file is created, so that the cause of the exceedance can be identified. The purpose of the maximum (L_{Amax}) noise limit is to gather audio data of instantaneous 'one-off' events, in-case a complaint is received from such an event.

It should be noted that these limits would be subject to change if:

- They pose an undue constraint on operations at the Site, and in the absence of complaints, they may be revised upwards; and
- Complaints arise and the source be attributed to Site, they may need to be reduced downwards, especially if plant is operating closer to the Receptor than the monitoring position.

3.3.1 Alerts and Web-access

If the noise levels over a 1-hour period are within 3dB of the specified limit an 'Amber Alert' is sent via email to all the relevant parties, this is a notification to warn the operator that noise levels are approaching the limit, and to investigate if necessary.

If the noise levels over a 1-hour period exceeds the relevant noise limit, then a 'Red Alert' is sent and it may be necessary to investigate the reasons why.

Access has been granted to all the relevant parties involved (SLR, TJ Waste and HCC) so the noise levels being measured can be seen in real-time.

3.4 Consultation with HCC

SLR have consulted with the Environmental Health Department of HCC regarding the monitoring methodology and specified limits.

In an email response from Arran Harmer, the Environmental Protection Officer (EHO) for HCC, on the 17th of November 2020 he stated that he had no particular concerns or queries regarding the monitoring, he also stated

that the report should describe how the on-site limit of 70dB² relates to the receptor locations and why it was necessary to choose the monitoring position selected.

SLR will continue to liaise with Mr Harmer for the duration of the monitoring programme.

² Amended to 65dB from the 19th of November 2020

4.0 Monitoring Results

The results are for the monitoring period between the 25th of November and 15th of December 2020.

4.1 Analysis of Results

The measured noise data is presented in graphical form in Figure 02-1 in Appendix 02.

The data for Sunday the 29th of November, Sunday the 6th December and Sunday the 13th of December is not shown on the graph as the Site was not operating during these periods.

It can be seen from the graph that the noise limit was exceeded on the following occasions;

- Between 12:00 and 13:00 on Monday the 30th of November 2020;
- Between 08:00 and 09:00 on Tuesday the 1st of December 2020;
- Between 09:00 and 10:00 on Tuesday the 1st of December 2020; and
- Between 11:00 and 12:00 on Tuesday the 1st of December 2020

SLR has listened to the audio files for the above periods and liaised with TJT regarding the associated operations and the following reasons for the exceedances were determined.

4.1.1 Monday the 30th of December between 12:00 and 13:00

It was determined that the exceedance was due to material (hardcore) being tipped near the monitoring position in readiness for the construction of a new haul road (see Section 4.2.2).

A slight exceedance in the noise limits from a source so close to the meter, would still be well below the limits at the nearest receptors due to the distances involved.

To further justify the above, SLR has modelled the noise of material being tipped close to the monitoring position, within the Cadna/A modelling software.

With reference to the noise model, if the noise levels from material tipping were predicted to be 65.8 dB, $L_{Aeq,1-hour}$ at the monitoring position, which reflects the level measured on the 30th of November, the worst-case predicted noise levels at the nearest receptors would be 32.3dB which is well below the 55dB limit.

4.1.2 Tuesday the 1st December 2020

It was determined that all the exceedances in the on-site noise limit on the 1st of December 2020, were caused by operations associated with the construction of a new haul road into phase 1, close to the monitoring position.

The construction of the road was undertaken utilising the following plant;

- A 360-degree excavator.

Based on the above SLR have modelled the excavator operating on the new haul road within the Cadna/A modelling software.

It has been confirmed with TJT that between 08:00 and 12:00 the excavator was operating at a location close to the monitoring position.

With reference to the above, and the noise model, if the predicted noise levels from the excavator were predicted to be 75.9dB $L_{Aeq,1 hour}$ at the monitoring position, which reflects the highest measured level on the 1st December, the worst-case predicted noise levels at the nearest receptors would be 42.4dB, which is well below the 55dB limit.

Finally, no noise related complaints were received by the Site for the monitoring period between the 25th of November and 15th of December 2020.

5.0 Conclusion

SLR has been appointed by TJT to undertake a programme of real-time noise monitoring at their quarry facility at Forest Lodge Home Farm, Fawley Road, Hythe, Hampshire, SO45 3NJ.

The noise monitoring is required in response to a deferment made by Hampshire Country Council's (HCC) planning department for the variation of Condition of the planning permission to allow the use of additional mobile screening kit to improve operation efficiency of the Site.

This report has outlined the monitoring methodology, noise limits and results for the period between Wednesday the 25th of November and Tuesday the 15th of December 2020.

The results of the monitoring have shown that the noise limit at the monitoring location was exceeded on four occasions; however it was determined that the exceedances was due to the tipping of material and haul route construction near the monitoring location and not from everyday operations in the working area.

Finally, no noise related complaints were received by the Site for the monitoring period between the 25th of November and 15th of December 2020.

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Acoustic Terminology

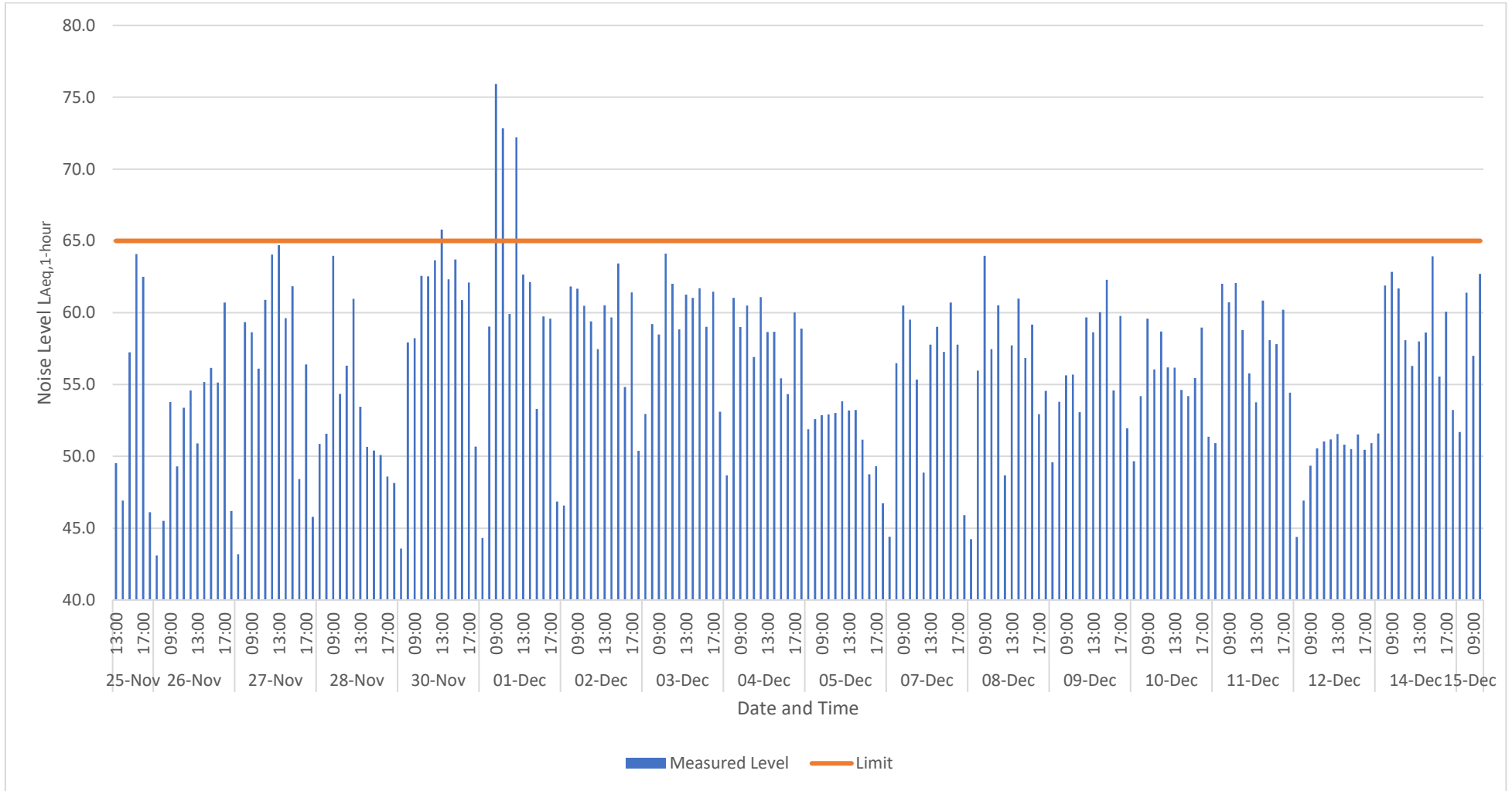
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- L_{Amax}** L_{Amax} is the maximum A-weighted sound pressure level recorded over the period stated. L_{Amax} is sometimes used in assessing environmental noise where occasional loud noises occur, which

may have little effect on the overall L_{eq} noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.

APPENDIX 02

Noise Data Graph

Figure 02-1
Measured Noise Levels, dB



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LONG-TERM REAL-TIME MONITORING

Forest Lodge Home Farm
Prepared for: TJ Transport Limited
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APPENDICES

Appendix 01:	Glossary of Terminology
Appendix 02:	Noise Data Graph

1.0 Introduction

SLR Consulting Limited (SLR) has been appointed by TJ Transport Limited (TJT) to undertake a programme of real-time noise monitoring at their quarry facility at Forest Lodge Home Farm, Fawley Road, Hythe, Hampshire, SO45 3NJ (the Site).

The noise monitoring is required in response to a deferment made by Hampshire Country Council's (HCC) planning department for the variation of Condition 28 of the planning permission to allow the use of additional mobile screening kit to improve operational efficiency of the Site.

This report outlines the monitoring methodology, noise limits and results for the period between Wednesday the 4th and Tuesday the 24th of November 2020.

Whilst reasonable effort has been made to ensure that this noise report is easy to understand, it is necessarily technical in nature. To assist the reader, a glossary of terminology is provided as Appendix 01.

2.0 Site Description

2.1 Site Location

The site is situated on Fawley Road in Hythe, Hampshire, SO45 3NJ. It is bounded by fields to the north and south, forest to the east and Fawley Road to the west.

The nearest noise-sensitive residential receptors (NSRs) as described in Chapter 8 of the Environmental Statement approved under Planning Permission 16/10450, are:

- Beech Crescent to the west;
- Maple Road to the west;
- Forest Lodge Home Farm to the north; and
- SSSI to the south.

The approximate site boundary is shown in red and the NSRs are given in blue in Figure 2-1.

Figure 2-1
Site location and NSRs



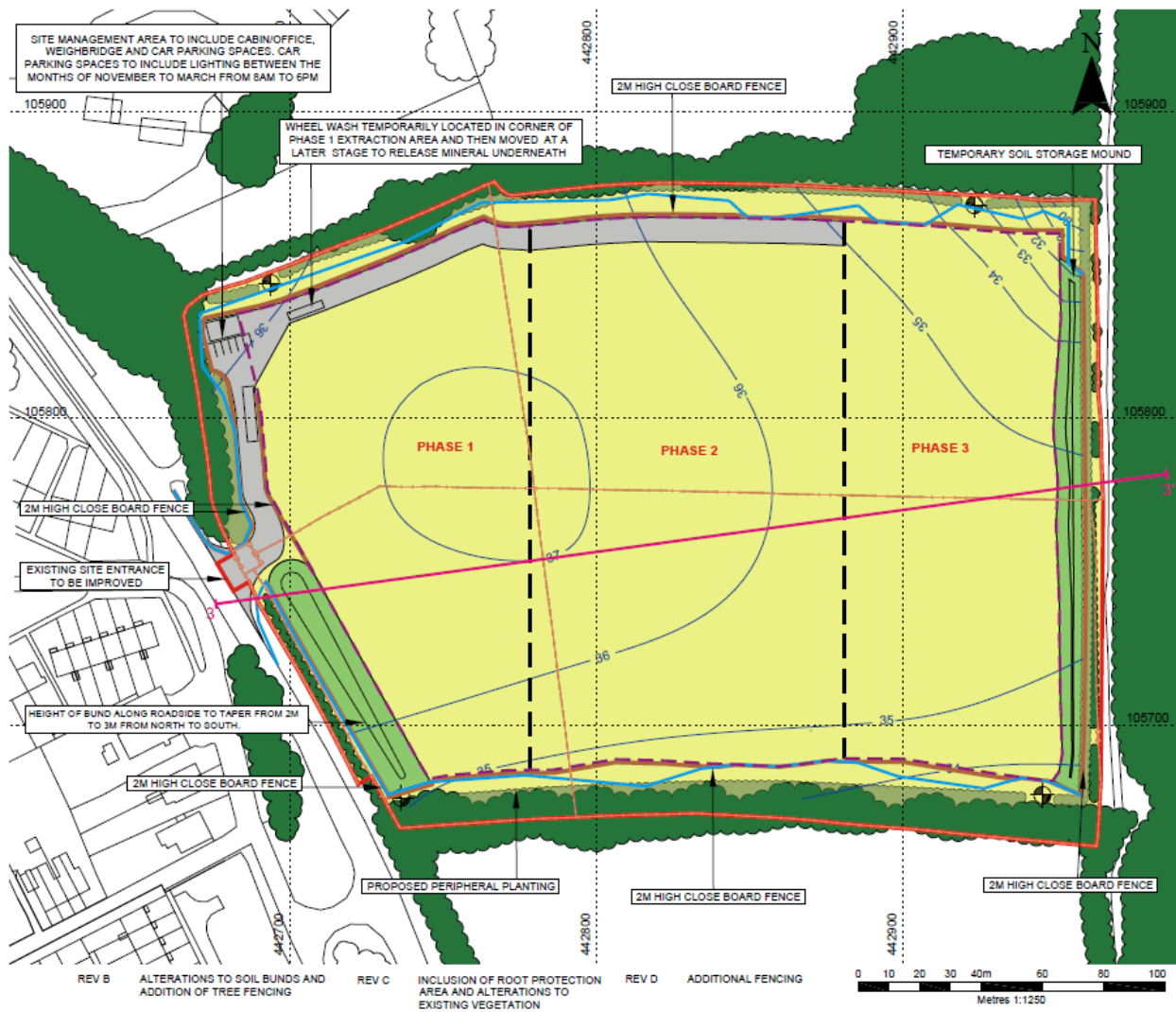
2.2 Site Operations

Figure 2-2 shows a plan of the site. It is understood that the current normal operations at the Site are situated in the middle of Phase 2.

Current operations at the Site include:

- Continuation of extraction and screening of materials from Phase 2.

Figure 2-2
Plan of Site Showing Phases of Operation



2.3 Planning Conditions Relating to Noise

Condition 28 contained within planning permission 18/11586 related to noise and states:

'The total noise from operations at the hereby approved site shall not exceed 55dB L_{Aeq} 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).'

2.4 Deferment and Noise Complaints

The planning application for additional mobile screening kit to improve operation efficiency of the Site was deferred by the planning committee of HCC.

HCC stated:

"The committee were concerned at the number of complaints being received from local residents concerning noise this year and the risk of this being exacerbated through additional plant being added via this application."

HCC also stated:

"We need TJs to have a think about what can be done here as we will need to report back to Committee with solutions. The original permission's ES contains noise monitoring locations to the west of the site. Could these be more routinely monitored? Could additional locations be added? Looking at real time monitoring, which is employed at a site in Pennington in the New Forest, have TJs ever considered this?"

In view of the above, SLR consulted with the Environmental Health department of HCC to agree a programme of real-time monitoring, further details of this consultation are provided in Section 3.4.

3.0 Monitoring Methodology

A sound level meter with real-time monitoring capabilities was installed at the Site on Tuesday the 3rd of November 2020, the monitoring methodology is described below.

3.1 Monitoring Location

The sound level meter was installed at a location on the northern boundary of the Site, at a location representative of the western extents of phase 2, as shown on Figure 3-1 below.

The approximate location of the screener, which is considered to be the main noise source at the Site, and the location of the weighbridge is also shown on the image.

Figure 3-1
Monitoring Location



3.1.1 Reasons for Choosing the Monitoring Location

It is understood that the most sensitive receptors are residential properties located to the west of the Site on Beach Crescent and Maple Road, however the noise climate at these receptors during the daytime is dominated

by road traffic noise from Fawley Road, which was determined by observations made by the qualified acoustician¹ on the 3rd of November 2020.

It also should be noted that SLR undertook a baseline survey at these properties in January 2016 as part of a planning application for the Site, the results of the baseline survey showed that the measured ambient ($L_{Aeq,T}$) noise levels in absence of any quarry operations were above 55dB, which is above the noise limit outlined in Condition 28.

In view of the above it was considered that if the meter was positioned on the western boundary of the Site which is closest to the residential properties, road traffic noise, and not noise being generated by operations at the Site, would significantly influence the measured levels and have the potential to cause exceedances in the noise limits.

Therefore, a monitoring position needed to be selected where the noise being generated by everyday operations at the Site was prominent, but the meter would not interfere with Site operations and be safe from accidental damage.

As shown on Figures 2-2 and 3-1, extraction operations are currently being undertaken in phase 2 part of the quarry with the screener located towards the centre of the Site.

The surveyor therefore chose the position shown on Figure 3-1, as the noise from Site operations was prominent, and the noise environment was not significantly influenced by road traffic noise from Fawley Road. The main noise sources from the quarry consisted of the screening of material and mobile plant movements.

The selected location is also adjacent to the haul route, which is utilised by mobile plant travelling from the Site compound to the working area within the quarry and by tipper lorries accessing the Site, consequently worst-case noise levels from vehicle movements are also being captured.

3.2 Monitoring Equipment

Details of the equipment installed at the Site are shown in Table 3-1 below.

The sound level meter was calibrated on set-up on the 3rd of November and during a scheduled Site visit on the 25th of November 2020 an acoustic calibrator and no significant drifts were observed. The calibration chain is traceable via the United Kingdom Accreditation Service to national standards held at the National Physical Laboratory

Table 3-1
Survey Equipment

Survey Location	Equipment	Serial Number
Northern Boundary	Rion NL-52 Type 1 Sound Level Meter	00976174
	Rion NC-74 Acoustic Calibrator	34478298

The meter was set-up in free-field conditions at the monitoring location, i.e. at least 3.5m from the nearest vertical reflecting surface.

¹ The acoustician has 8-years relevant experience, holds the I.o.A diploma in Acoustics and Noise Control and is a full member of the I.o.A.

Noise levels are being measured on a continuous basis and logged every 1-hour and the following noise level indices are being recorded:

- $L_{Aeq,T}$ The A-weighted equivalent continuous noise level over the measurement period T.
- L_{Amax} The maximum A-weighted noise level during the measurement period.

3.3 Noise Limits

As stated in Section 2.3, the Site is subject to a planning condition which specifies a noise limit of 55dB $L_{Aeq\ 1\ hour}$ (free field) at the boundary of the nearest noise sensitive properties.

The monitoring location shown in Figure 3-1 is closer to the working area than the nearest noise-sensitive receptors shown on Figure 2-1.

Further to the above, the Site has also a number of complexities i.e. plant can operate over a wide area, and the noise meter is adjacent to the haul route, therefore a preliminary limit of 70dB(A) $L_{Aeq\ 1\ hour}$ (free field), was set at the monitoring location between the 4rd of November and the 19th of November 2020.

A secondary limit of 90dB $L_{Amax-1min}$ was also set at the monitoring location.

If either of the limits is exceeded an audio file is created, so that the cause of the exceedance can be identified. The purpose of the maximum (L_{Amax}) noise limit is to gather audio data of instantaneous 'one-off' events, in-case a complaint is received from such an event.

The 70dB (A) $L_{Aeq\ 1\ hour}$ limit was amended to 65 dB(A) $L_{Aeq\ 1\ hour}$ (free field) from 16:00 on the 19th of November 2020. The reason for this is to gain further audio files of everyday workings at the Site in case these are required by any of the relevant parties involved.

It should be noted that these limits would be subject to change if:

- They pose an undue constraint on operations at the Site, and in the absence of complaints, they may be revised upwards; and
- Complaints arise and the source be attributed to Site, they may need to be reduced downwards, especially if plant is operating closer to the Receptor than the monitoring position.

3.3.1 Alerts and Web-access

If the noise levels over a 1-hour period are within 3dB of the specified limit (67dB between the 4th and 19th of November and 62dB from the 19th of November onwards) an 'Amber Alert' is sent via email to all the relevant parties, this is a notification to warn the operator that noise levels are approaching the limit, and to investigate if necessary.

If the noise levels over a 1-hour period exceeds the relevant noise limit (70dB between the 4th and 19th of November and 65dB from the 19th of November onwards) then a 'Red Alert' is sent and it may be necessary to investigate the reasons why.

Access has been granted to all the relevant parties involved (SLR, TJ Waste and HCC) so the noise levels being measured can be seen in real-time.

3.4 Consultation with HCC

SLR have consulted with the Environmental Health Department of HCC regarding the monitoring methodology and specified limits.

In an email response from Arran Harmer, the Environmental Protection Officer (EHO) for HCC, on the 17th of November 2020 he stated that he had no particular concerns or queries regarding the monitoring, he also stated that the report should describe how the on-site level of 70dB relates to the receptor locations and why it was necessary to choose the monitoring position selected.

SLR will continue to liaise with Mr Harmer for the duration of the monitoring programme.

4.0 Monitoring Results

The results are for the monitoring period between the 4th and 24th of November 2020.

4.1 Analysis of Results

The measured noise data is presented in graphical form in Figure 02-1 in Appendix 02. It must be noted that no data is presented after Friday the 20th of November as the batteries in the meter ran out of power during the morning of the 21st of November 2020.

In view of the above, SLR visited the Site on Wednesday the 25th of November 2020 to perform a battery change.

The data for Sunday the 8th and 15th of November is also not shown on the graph as the Site was not operating during these periods.

It can be seen from the graph that the noise limit was exceeded on the following occasion;

- Between 09:00 and 10:00 on Thursday the 19th of November 2020.

SLR has listened to the audio file for the above period and it was determined that the exceedance was due to items of mobile plant passing the monitoring position.

From further analysis of the data it can also be seen that during the early morning periods (09:00 to 11:00) the measured noise levels are typically higher, this can be explained as during these periods the mobile plant is travelling from the Site compound to the working area.

It must be noted that though the limit was exceeded on one occasion and there were several other instances where the measured noise levels were close to the limits, this does not mean that the limits were exceeded at the nearest noise sensitive receptors.

As previously explained a maximum noise limit was also specified at the monitoring location, the main purpose of this was so audio files would be created, SLR has listened to the audio files and the majority of the exceedances in maximum levels are being caused by mobile plant movements close to the sound level meter.

A slight exceedance in the noise limits from a source so close to the meter, would still be well below the limits at the nearest receptors due to the distances involved.

To further justify the above, SLR has modelled an item of mobile plant moving from the Site compound along the defined haul route to the working area, within the Cadna/A modelling software.

With reference to the noise map, if the noise levels from mobile plant were predicted to be 70.3 dB, $L_{Aeq,1-hour}$ at the monitoring position, which reflects the level measured on the 19th of November, the worst-case predicted noise levels at the nearest receptors would be 46.9dB which is well below the 55dB limit.

Further to the above, if the noise limits were being exceeded, or the measured noise levels were close to the limits constantly throughout the working day then the operator may have to investigate the reasons for this and implement suitable noise mitigation measures if required.

Finally, no noise related complaints were received by the Site for the monitoring period between the 4th and 24th for November 2020.

5.0 Conclusion

SLR has been appointed by TJT to undertake a programme of real-time noise monitoring at their quarry facility at Forest Lodge Home Farm, Fawley Road, Hythe, Hampshire, SO45 3NJ.

The noise monitoring is required in response to a deferment made by Hampshire Country Council's (HCC) planning department for the variation of Condition of the planning permission to allow the use of additional mobile screening kit to improve operation efficiency of the Site.

This report has outlined the monitoring methodology, noise limits and results for the period between Wednesday the 4th and Tuesday the 24th of November 2020.

The results of the monitoring has shown that the noise limit at the monitoring location was exceeded on one occasion; however it was determined that the exceedance was due to items of mobile plant passing the monitoring location and not from everyday operations in the working area.

Further to the above no noise related complaints were received by the Site for the monitoring period between the 4th and 24th for November 2020.

APPENDIX 01

Glossary of Terminology

In order to assist the understanding of acoustic terminology and the relative change in noise, the following background information is provided.

The human ear can detect a very wide range of pressure fluctuations, which are perceived as sound. In order to express these fluctuations in a manageable way, a logarithmic scale called the decibel, or dB scale is used. The decibel scale typically ranges from 0dB (the threshold of hearing) to over 120dB. An indication of the range of sound levels commonly found in the environment is given in the following table.

Table 01-1
Sound Levels Commonly Found in the Environment

Sound Level	Location
0dB(A)	Threshold of hearing
20 to 30dB(A)	Quiet bedroom at night
30 to 40dB(A)	Living room during the day
40 to 50dB(A)	Typical office
50 to 60dB(A)	Inside a car
60 to 70dB(A)	Typical high street
70 to 90dB(A)	Inside factory
100 to 110dB(A)	Burglar alarm at 1m away
110 to 130dB(A)	Jet aircraft on take off
140dB(A)	Threshold of Pain

Acoustic Terminology

dB (decibel) The scale on which sound pressure level is expressed. It is defined as 20 times the logarithm of the ratio between the root-mean-square pressure of the sound field and a reference pressure (2×10^{-5} Pa).

dB(A) A-weighted decibel. This is a measure of the overall level of sound across the audible spectrum with a frequency weighting (i.e. 'A' weighting) to compensate for the varying sensitivity of the human ear to sound at different frequencies.

L_{Aeq} L_{Aeq} is defined as the notional steady sound level which, over a stated period of time, would contain the same amount of acoustical energy as the A-weighted fluctuating sound measured over that period.

L_{10} & L_{90} If a non-steady noise is to be described it is necessary to know both its level and the degree of fluctuation. The L_n indices are used for this purpose, and the term refers to the level exceeded for n% of the time. Hence L_{10} is the level exceeded for 10% of the time and as such can be regarded as the 'average maximum level'. Similarly, L_{90} is the 'average minimum level' and is often used to describe the background noise. It is common practice to use the L_{10} index to describe traffic noise.

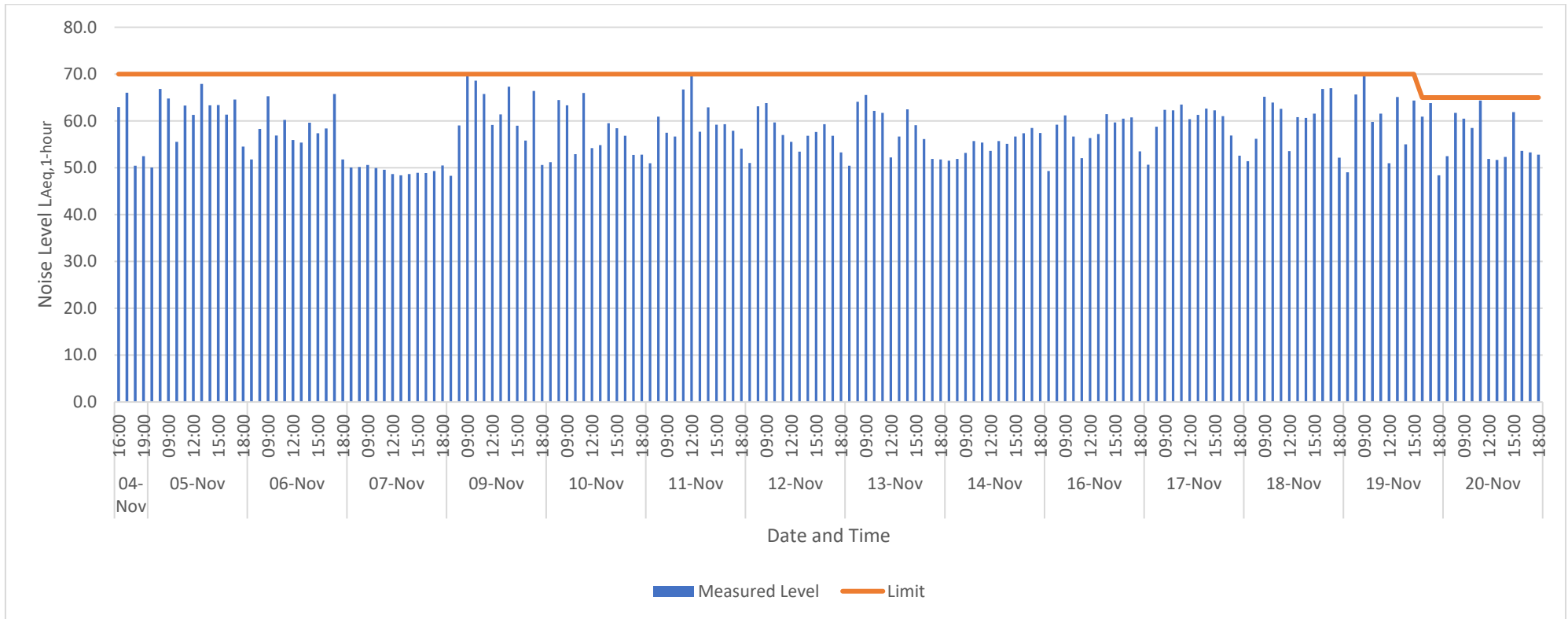
L_{Amax} L_{Amax} is the maximum A-weighted sound pressure level recorded over the period stated. L_{Amax} is sometimes used in assessing environmental noise where occasional loud noises occur, which

may have little effect on the overall L_{eq} noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.

APPENDIX 02

Noise Data Graph

Figure 02-1
Measured Noise Levels, dB



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HAMPSHIRE COUNTY COUNCIL Decision Report

Decision Maker:	Regulatory Committee
Date:	17 December 2021
Title:	6 new build bungalows for adults with disabilities on site adjacent to Sonnet Court at Sonnet Court Bungalows, Selbourne Drive, Eastleigh, SO50 4SE (No. CS/20/88365) (Site Ref: EAS005)
Report From:	Head of Strategic Planning

Contact name: Kirk Denton

Tel: 0370 779 2554

Email: Kirk.denton@hants.gov.uk

Recommendation

- 1 That, subject to all parties entering into a Section 106 Agreement (or alternative arrangement) with the District Council to secure a charge of £4,500 per dwelling to offset future nitrate emissions against District Council owned land, the Director of Economy, Transport and Environment be authorised to GRANT permission subject to the conditions listed in Appendix A.

Executive Summary

- 2 The planning application is for 6 new build bungalows for adults with disabilities on site adjacent to Sonnet Court at Sonnet Court Bungalows, Selbourne Drive, Eastleigh, SO50 4SE.
- 3 The application is on the agenda as the proposal is a Hampshire County Council scheme which is not minor in nature.
- 4 Key issues raised are:
 - Design of the proposal;
 - Highway safety;
 - Residential amenity;
 - Biodiversity and Arboriculture; and
 - Flooding.
- 5 The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).
- 6 It is considered that the proposal would be in accordance with the relevant saved policies of the Eastleigh Borough Local Plan Review (2006).

- 7 It is recommended that planning permission be granted subject to the conditions listed in Appendix A.

The Site

- 8 The site is located within the district of Eastleigh, eight miles from Winchester and six miles from Southampton. The South Downs National Park is located three miles to the north-east of the site. Eastleigh railway station is one mile to the south-east of the site and Southampton Airport three miles to the south. The M3 is located beyond residential dwellings to the west.
- 9 The site is located in an established residential area in Eastleigh close to Eastleigh Town centre and the local shops at Boyatt Wood Shopping Centre (250 metres to the west). It was previously the site of John Darling Mall, a specialist, respite, short stay, assessment and rehabilitation accommodation for adults with physical disabilities which has been demolished. Part of the site is occupied by Sonnet Court a Hampshire County Council development providing residential development for assisted living accommodation. This was granted planning permission in 2018 through planning permission CS/18/82602. The current application is for the development of the remainder of the site.
- 10 The application site is 0.21 hectares and is relatively level. It is bounded to the east, west and south by residential development. To the north, the site is bounded by a shared access, with Sonnet Court, from Selborne Drive. Selborne Drive connects to Shakespeare Road to the north, Beaulieu Road to the east and Mottisfont Road to the south. There are two bus stops close to the site, both within 100 metres, one to the north east and to the north west of the site, for local journeys and travel to Winchester.
- 11 The site is currently vacant. The site itself largely comprises bare ground, tall ruderal vegetation and dense scrub. Its boundary is made up of close boarded timber and chain link fencing with the majority of the east, south and west boundaries lined with trees and low-level shrubs.
- 12 The site is not within a Conservation Area. A Tree Preservation Order covering all tree species is present on the application site (the Order was served following the submission of this application).
- 13 There is a Public Right of Way (ROW) (no.22) directly adjacent, along the length of the eastern boundary, separated by a close-board fence. There is also a RoW footpath (no. 21) on the opposite site of Shakespeare Road heading north.
- 14 The Environment Agency maps have confirmed that the site does not lie within a Groundwater Source Protection Zone.

- 15 The Preliminary Ecological Appraisal for the site identifies that the site supports habitats of very low ecological value.

Planning History

- 16 The planning history of the site is as follows (do not use table if only 1 application):

Application No	Location	Proposal	Decision	Date Issued
PN/2017/0729	John Darling Mall, Selborne Drive, EASTLEIGH	Prior notification of demolition	Prior approval not required	09/11/2017
CS/18/82602	John Darling Mall, Selborne Drive, EASTLEIGH	Development of 18 one bed assisted living unit, supporting communal space, associated car parking and landscaping.	Approved	14/06/18

The Proposal

- 17 The proposal comprises the construction of 6 new build bungalows (2,140m²) arranged in two terraces of three, orientated north/south bordering a communal garden. Each will have a private garden to the rear and associated parking adjoining the shared access road.
- 18 The proposed bungalows will consist of:
- A combined living room / kitchen;
 - A double bedroom;
 - A bathroom with toilet, sink and shower connected directly to both the bedroom and the living space;
 - A private garden to the rear of the property;
 - A communal garden with access to each property; and
 - External storage and services intake.

- 19 Proposed building envelope materials have been selected to compliment Sonnet Court and are as follows:
- Buff colour facing brickwork;
 - Timber cladding;
 - Tiled roof covering; and
 - Timber windows and doors.
- 20 The bungalows will have a pitched roof running the length of each terrace. The eaves at the front of each terrace drop lower in order to provide a protected entrance zone approximately 1.5 metres (m) deep. Beneath the eaves are located external storage and service intake.
- 21 Close-boarded fencing (1.8m) will border the private gardens to provide privacy from overlooking, stepping down to 1.2m fencing to encourage social interaction between neighbours.
- 22 Access to the development is gained through openings in a low wall which forms the northern boundary of a central communal garden situated between the two terraces. The garden is designed to encourage social interaction between residents and visitors. It will contain raised planting beds for residents to plant and tend, a combination of low maintenance evergreen structure planting with seasonal planting for year-round interest as well as small grassed areas which can be kept well mown.
- 23 The site is bordered on the south, east and west by several mature trees and hedging.
- 24 Surface water run-off associated with the proposed development will discharge into new soakaways. Foul waste generated from the proposed development will connect into the existing foul drain system which connects to the public sewer.
- 25 The proposal includes an additional 9 parking spaces – 3 accessible bays and 6 standard bays. Staff cycle parking is proposed to be within the secure cycle parking at Sonnet Court, whereas cycle parking for visitors will be dealt with at each residence. A secure wall anchor will be fitted to the front of each property beneath the projecting roof to allow for either bike storage or securing of mobility scooters. Storing these items at each residence as opposed to in a central store affords users better visibility and control of their equipment and allows greater passive surveillance. The development is also proposed to include external plug sockets located within the external stores for charging electric bikes or mobility scooters.
- 26 A contractor has been appointed and has developed a Construction Traffic Management Plan. Construction vehicles will access the site via the shared access road off Selbourne Drive. The site compound will be located to the east of the proposed car parking. This approach has been developed to

ensure safe ingress and egress of construction traffic and segregation of the contractor's compound area.

27 The proposed development has been assessed under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2017](#); 10(b) - Urban development projects including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas. and does not require an Environmental Impact Assessment. Screening under the EIA Regulations has been carried out on the proposed development as supplied. The development is classified as a Schedule 2 development as it falls within Category 10 (b), although does not exceeds the size threshold. However, whilst being identified under the Regulations, it is not deemed an EIA development requiring an Environmental Statement

28 The scheme has been amended during the course of the application following concerns raised by Eastleigh Borough Council about the loss of boundary trees. Bungalows on the west side of the application site have been moved north, away from the boundary, by approximately 4 metres. With the bungalows moving north the existing bin store is proposed to be moved adjacent to the disabled car parking spaces on the other side of the internal access road. As a result of the amended site layout the footprint of the proposed buildings move away from protected trees on site, this negates the need for any tree removal as a result of the proposed development.

Development Plan and Guidance

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

[National Planning Policy Framework \(2019\) \(NPPF\)](#)

30 The following paragraphs are relevant to this proposal:

- Paragraph 11: Presumption in favour of sustainable development;
- Paragraph 102-103: Sustainable transport;
- Paragraph 148: Support reductions in greenhouse gas emissions and reduce congestion; and
- Paragraph 170: Contributions and enhancement of natural and local environment.

[Eastleigh Borough Local Plan \(2006\) \(EBLP \(2006\)\)](#)

31 The following policies are relevant to the proposal:

- Policy 25.NC Promotion of biodiversity;
- Policy 28.ES Waste collection and storage;
- Policy 34.ES Reduction of greenhouse gases;
- Policy 37.ES Energy efficiency;

- Policy 45.ES Sustainable drainage;
- Policy 59.BE Design criteria;
- Policy 63.BE Car park design;
- Policy 73.H Housing mix;
- Policy 104.T Off-highway parking;
- Policy 105.T Parking in town centres;
- Policy 185.IN Protection of existing community facilities; and
- Policy 186.IN Criteria for new facilities.

32 The following Eastleigh Borough Council Supplementary Planning Documents (SPD) are considered to be relevant to this proposal:

- [Accommodation for Older People and those in Need of Care SPD \(2011\);](#)
- [Environmentally Sustainable Development SPD \(2009\);](#)
- [Quality Spaces SPD \(2011\);](#)
- [Residential Car and Cycle Parking Standards SPD \(2009\).](#)

Emerging Eastleigh Local Plan 2011-2036

33 The 2016-2036 Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated in 2021. Given the status of the Emerging Plan, it is considered that weight can be attributed to it. Some consideration should therefore be given to relevant policies contained within the emerging plan according to their degree of consistency with the policies in the NPPF (2019). The following policies are relevant to the proposal:

- Policy DM23 Residential development in urban areas; and
- Policy DM27 Delivering Older peoples housing (provision of specialist accommodation).

Technical housing standards – nationally described space standards (March 2015)

34 Nationally described space standard (2015) deals with internal space within new dwellings, it sets out requirements for the Gross Internal (floor) Area of new dwellings

Consultations

35 **Lead Local Flood Authority-** No comment as size of development below remit.

- 36 **County Landscape Architect** - No objection subject to conditions relating to details of tree species and underplanting to provide opportunities to increase biodiversity. In response to further consultation on revised plans the Council's Landscape officer retained a no objection stance although recommends conditions in relation to tree protection and a maintenance plan.
- 37 **County Arboriculture** - No objection subject to conditions relating to the development to be carried out in accordance with Arboricultural Impact Assessment and Tree Protection Plan.
- 38 **County Ecologist** - No objection subject to conditions for the development to proceed in accordance with the measures detailed in Section 5. 'Recommendations' of the submitted Preliminary Ecological Appraisal and a detailed scheme of biodiversity enhancements to be incorporated into the development. Following the receipt of revised plans the Council's Ecologist has commented; 'The tree planting along the southern boundary now includes planting 9 trees and ornamental/turf planting beneath, along with other onsite enhancement planting. I would consider this acceptable to avoid no net loss of biodiversity onsite, and providing the condition relating to protected species is also implemented I would raise no concerns.'
- 39 **County Archaeologist** - No objection on any archaeological issues associated with the redevelopment of the site is being raised.'
- 40 **Highway Authority** - No objection and have no further comments to make in respect to revised plans.
- 41 **Environmental Health Eastleigh** - No objection subject to conditions relating to contaminated land investigation reports, noise risk assessment and acoustic design statement and a Construction Environmental Management Plan and have no further comments to make in respect to revised plans.
- 42 **Eastleigh Borough Council** - Has raised objection. Following the receipt of further information relating to the potential loss of trees, EBC maintained a holding objection to the application (dated 21 December 2020) in order to fully consider the amended proposals. Any further comments from the Borough Council will be reported at the meeting
- 43 **Councillor Clarke** - Was informed.
- 44 **Rights of Way Manager** - No objection.

Representations

- 45 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 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 50 metres of the boundary of the site.
- 46 As of 7th February 2021, no representations to the proposal have been received from members of the public.

Habitats Regulation Assessment [HRA]

- 47 The [Conservation of Species and Habitats Regulations 2017](#) (otherwise known as the 'Habitats Regulations') transpose European Directives into UK law.
- 48 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.
- 49 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.
- 50 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. The HRA screening hereby carried out by the LPA 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.

51 The development will result in a net increase in the number of dwellings present. Natural England requires that the nitrogen budget for any proposals along the Solent coast resulting in a net increase in dwellings is calculated and submitted. Should the nitrogen budget show a surplus in the nitrogen output into the Solent SPAs, a mitigation package will be required to ensure no likely adverse effects on the European designated sites. The applicant has submitted a Nitrate Budget Calculation document which concludes that there is an overall reduction in nitrogen load, however, these figures are based on the 'former' land use of single dwellings and bedsits. Natural England advice on achieving nutrient neutrality for new development in the Solent region requires calculations of the 'existing' land use. The site is clear and has been for several years. The 'existing' land use is of vacant clear land with no substantial Nitrate production. A short-term interim strategy has been agreed between Eastleigh Borough Council and Natural England to enable planning decisions to continue to be issued. This involves a charge of £4,500 per dwelling which will be levied by the planning authority and secured by Section 106 for any current undetermined planning application and any future planning applications seeking to offset nitrates against Council owned land. Provided the Planning Authority secure this funding as part of this planning application, it can be concluded that the residential development would not have an adverse effect on the integrity of any European nature conservation sites. It is therefore my advice that this financial contribution is secured at the appropriate stage. The applicants have agreed to paying the Nitrate contribution which can be secured via a Section 106.

Climate Change

52 Hampshire County Council declared a climate change emergency on 17 June 2019. This proposed development has been subject to consideration of Paragraph 148 of the NPPF (2019) as the proposed development reduces energy consumption through sustainable approaches to building design and layout, using low-impact materials and high energy efficiency. It also incorporates renewable or low carbon energy technologies, where appropriate.

Commentary

Principle of the development

- 53 Paragraph 50 of the NPPF (2019) states that Local Planning Authorities (LPA) should deliver a wide choice of high-quality homes and create sustainable, inclusive and mixed communities. To achieve this, LPAs should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community, such as people with disabilities. The most recent Eastleigh Monitoring Report 2016/17 states that it is important to make provision for the differing needs and aspirations of those with disabilities and that providing for high-quality, accessible and adaptable developments is vital to ensure well balanced and sustainable communities.
- 54 The Eastleigh Borough Council Accommodation for Older People and those in Need of Care SPD (2011) states that there is a need to plan positively for the changing requirements of those in care. The SPD therefore includes a general presumption in favour of development for C2 uses (Accessible & Adaptable Housing) within the urban edges of settlements. Policy DM23 (Residential development in urban areas) of the emerging Eastleigh Local Plan 2011-2036 states that new dwellings within the urban edge will be permitted where the scheme provides a mix of dwellings to meet local needs. The proposal is considered to be in accordance with the Eastleigh Borough Council Accommodation for Older People and those in Need of Care SPD (2011) and Policies DM23 (Residential development in urban areas) and DM27 (Delivering Older peoples housing (provision of specialist accommodation)) of the emerging Eastleigh Local Plan 2011-2036.
- 55 The site is currently vacant although was previously occupied by a community facility formerly used for the provision of accommodation for adults with physical disabilities. Saved Policy 185.IN (Protection of existing community facilities) of the Eastleigh Borough Local Plan Review 2001-2011 (saved policies) states that development which results in the loss of an established community facility will be permitted where suitable alternative provision is made. The development provides a replacement with a new purpose-built facility. The proposal is therefore considered to be in accordance with Saved Policy 185.IN (Protection of existing community facilities) of the Eastleigh Borough Local Plan Review (2001-2011). The development will also consequently re-use previously developed land in accordance with paragraph 111 of the NPPF (2019).

Design

- 56 The scheme has been designed to be sympathetic to its setting and to allow integration with the surrounding community. Materials have been selected to respond to the local residential context in colour and materials. The proposal creates domestic scale buildings, emphasising individual residences rather than an institutional whole. Proposed building envelope

materials have been selected to compliment the adjoining Sonnet Court. The proposed massing relates well to the height of the adjacent buildings. Habitable rooms are orientated to offer the residents the most enjoyable environment, with views and access to the communal areas to observe the natural environment.

- 57 The bungalows have been designed to ensure privacy to occupiers with enclosed rear gardens which incorporates mature landscaping to the rear and communal landscaped open space at the front. The gardens are fenced adjoining the access road to ensure privacy from associated car parking. Paths are separated from the building, reflecting the Almhouse form of planted spaces offset from the building, providing privacy for the residents' accommodation and a buffer from the communal area beyond.
- 58 The proposal is considered to be appropriate in mass, scale, materials, layout, density, design and siting in relation to adjoining buildings, spaces and views and natural features. It is compatible with the local character and accords with the guidance given in the Character Area Appraisal SPD. It makes efficient use of the land and will provide a high standard of landscape design. Subject to conditions relating to facing and surfacing materials and landscaping the proposal is considered to be in accordance with the Quality Spaces SPD (2011) and Saved Policies 28.ES (Waste collection and storage) and 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011). Conditions relating to materials and landscaping are set out in Appendix A.

Highway Safety/Capacity & Access

- 59 Vehicle access to Sonnet Court will remain unchanged, an additional 9 parking spaces (3 accessible bays and 6 standard bays) will be provided for residents.
- 60 Staff cycle parking is proposed to be within the secure cycle parking at Sonnet Court, whereas cycle parking for visitors will be dealt with at each residence. A secure wall anchor will be fitted to the front of each property beneath the projecting roof to allow for either bike storage or securing of mobility scooters. Storing these items at each residence as opposed to in a central store affords users better visibility and control of their equipment and allows greater passive surveillance. The development is also proposed to include external plug sockets located within the external stores for charging electric bikes or mobility scooters.
- 61 A Construction Traffic Management Plan has been submitted with the application (titled 'Traffic Management Plan Rev 2' and dated 01/07/2020). The Highways Authority is satisfied that this is of an acceptable standard and provided the details within the plan are implemented before the development is commenced raises no highways objections to this application as the development will not result in a significant impact on the highway network.

- 62 The Eastleigh Borough Council Accommodation for Older People and those in Need of Care SPD (2011) states that C2 use proposals should be within 400 metres of a bus stop or other access to public transport and/or provide a suitable pick up/drop off point within the development. The proposal meets the public transport access requirements of the SPD in terms of access to prevailing public transport services, and the access and parking arrangements have been designed in such a way that a Dial-A -Ride service could be accommodated for pick up and drop off.
- 63 The proposal is therefore considered to be in accordance with the Eastleigh Borough Residential Car and Cycle Parking Standards SPD (2009), Accommodation for Older People and those in Need of Care SPD (2011) and Saved Policies 63.BE (Car park design), 104.T (Off-highway parking) and 105.T (Parking in town centres) of the Eastleigh Borough Local Plan Review (2001-2011) (2006).

Amenity

- 64 Saved Policy 59.BE (Design Criteria) of the Eastleigh Borough Local Plan Review (2001-2011) (2006) requires developments to be an appropriate use for the locality and to avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, overlooking, loss of daylight, loss of outlook, or from floodlighting or security lighting.
- 65 The footprint of the new building respects the privacy of adjoining residential developments and will be located further centrally into the site to allow for gardens and privacy. The bungalows being single storey also reduces any impact on adjoining residential properties. All windows and facades will be in excess of 10 metres from any adjacent property. The mature tree line to the south, west and east will be retained forming a visual barrier to the adjacent housing. The set-back of the development in relation to surrounding built-form together with the single storey height of the new bungalows and retention of existing vegetation on and along the boundaries of the site will prevent adverse amenity impacts such as overlooking, or loss of daylight/outlook. Additional planting and vegetation management will further mitigate any impacts.
- 66 Technical housing standards – nationally described space standard 2015 deals with internal space within new dwellings, it sets out requirements for the Gross Internal (floor) Area of new dwellings. For a one person one-bedroom bungalow the minimum floor area to be provide is 39m². The bungalows proposed provided a floor area of approximately 75m². Private amenity areas are proposed for each unit measuring approximately 12 metres long and being approximately 107 metres in area for each unit.
- 67 It is therefore considered the proposed development provides adequate internal and external amenity space.

- 68 The proposal includes external lighting within the landscaped grounds and car park for security and accessibility use. The external lighting will also be designed in accordance with BS EN 12464-2 to achieve the emergency lighting requirements of BS 5266 and thus make sure that in the event of a mains power failure building users can see clearly enough to make their way to a place of safety. This new lighting will be carefully designed to prevent light pollution and nuisance to neighbouring properties and will be fitted with photocell and timeclock control in order to restrict hours of operation and minimise energy usage.
- 69 The proposal is therefore considered to be in accordance with Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

Sustainability

- 70 The applicant states within the Design & Access Statement that “the scheme will be incorporating principles of sustainability through the design proposals to minimise the building’s energy demand. In line with Building Regulations Approved Document Part L, the building has been designed with high levels of insulation and air tightness to limit heat loss and conserve energy” and in accordance with to Eastleigh Borough Council Local Plan Saved Policy 34.ES (Reduction of greenhouse gases) and Environmentally Sustainable Development SPD (March 2009). With increasingly tight funding limits on publicly funded projects, Hampshire County Council has adopted a pragmatic approach of following the Best Practice principles required by BREEAM without pursuing the final certification’. A suite of measures are therefore proposed which meet, where possible, the best practice criteria of sustainable design and provide a package of sustainability measures without using the formalised BREEAM marking system. The measures proposed are set out within the Sustainability Statement.
- 71 Water use will be minimised by installing flow restrictors on hot and cold outlets, low flush cisterns and non-concussive taps. The bungalows will be ventilated using MVHR (mechanical ventilation heat recovery) units which greatly improve internal air quality whilst reducing space heating requirements, thus reducing the carbon footprint. Openable windows will also allow for traditional natural ventilation if required during warmer months. Heating will be provided by a combined heat and power plant and heat network shared with the adjacent Sonnet Court. The introduction of the bungalows to this system will increase its efficiency and reduce energy consumption across the two sites. Daylight will be maximised through large windows, minimising the demand for artificial lighting. To reduce the risk of overheating from solar gain, windows will be shaded by deep overhanging roofs.
- 72 On balance, the proposal meets the relevant policies of the Environmentally Sustainable Development SPD and include Sustainable Drainage Systems, CHP, passive heating and cooling, and tree planting pursuant to Saved

Policies 34.ES, 37.ES and 45.ES of the Eastleigh Borough Local Plan Review (2001-2011).

Ecology & Trees

- 73 The application was accompanied by an Ecological Appraisal identifying the ecological value of the site and any potential impact on flora and fauna. This concluded that habitats on site are generally of low-ecological value.
- 74 The application was also accompanied by an Arboricultural Impact Assessment and Method Statement. This identified the location and quality of existing trees on site, the majority of which are of low quality. The development has been designed with consideration to the retention of existing trees. This is reflected in the layout of the proposal and its landscaping design.
- 75 Eastleigh Borough Council have objected to the application due to the loss of trees on site. They have commented that the existing trees on the southern boundary are in good or fair condition and should be retained. Following the receipt of revised and further information Eastleigh Borough Council have maintained a holding objection. Any further comments will be reported at the meeting.
- 76 In response to these concerns the applicants have submitted a revised site plan, the revised plan moves the bungalows on the western side of the proposal moved north by approximately 4 metres. This moves the development away from the protected trees. The proposed development would therefore not require the loss of trees on site.
- 77 Eastleigh Borough Council have maintained their holding objection despite the reasons for objections being addressed. The County Council's Arboricultural Officer raises no objection, subject to conditions.
- 78 The Council's Ecologist has not commented on the revised site plan although based on the previous site plan which required the loss of trees the County Ecologist recommended that the development will be acceptable in respect of ecology subject to it being carried out in accordance with the mitigation measures proposed within the Ecological Appraisal. Mitigation measures within the updated ecological appraisal are conditioned and set out in Appendix A.
- 79 The amended proposal is subsequently considered to be in accordance with Saved Policy 25.NC (Promotion of biodiversity) of the Eastleigh Borough Local Plan Review (2001-2011) (2006).
- 80 The existing trees on site will be protected during construction, in accordance with the Arboricultural Method Statement (AMS).

- 81 The County Landscape architect has no objection subject to conditions requiring the presence of a suitable qualified Arboricultural Officer on site to inspect works, to ensure construction occurs as specified, in relation to the trees being protected, minor amendments to the Landscape General Arrangement Plan are carried out and a detailed Landscape Planting Plan and a 5year establishment and maintenance plan is submitted. These recommendations are conditioned and are included in Appendix A. In light of the above, the proposal is considered to be in accordance with Policy 25.NC (Promotion of biodiversity) of the Eastleigh Borough Local Plan Review (2001-2011) (2006).

Flooding

- 82 The site is within Flood Zone 1 where the annual probability of flooding from the river or sea is less than 0.1%. The site is also not within a Groundwater Protection Zone
- 83 A Flood Risk and Drainage Strategy Report has been submitted to support the application which is considered to be in accordance with Policy 45.ES (Sustainable drainage) of the Eastleigh Borough Local Plan Review (2001-2011) (2006).

Summary

- 84 The proposal will deliver necessary residential accommodation for adults with disabilities on a site formerly used for such a purpose within the existing urban area. The development will be highly sustainable in terms of access to services and facilities and will be of a high-quality resulting in a positive contribution to the character and appearance of the locality. The amended scheme retains boundary trees which will be protected during construction. As such, the proposal is considered to comply with the policies of the Eastleigh Borough Local Plan Review (2001-2011) (2006) and the emerging Eastleigh Borough Local Plan 2011-2036.

Recommendation

- 85 That, subject to all parties entering into a Section 106 Agreement (or alternative arrangement) with the District Council to secure a charge of £4,500 per dwelling to offset future nitrate emissions against District Council owned land, the Director of Economy, Transport and Environment be authorised to GRANT permission subject to the conditions listed in Appendix A.

Appendices:

- Appendix A – Conditions
- Appendix B – Committee Plan
- Appendix C – Proposed Site Plan
- Appendix D – Planting Plan and Schedule

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=21315>

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

CS/20/88365

Hampshire County Council

EAS005

Sonnet Court Bungalows, Selbourne Drive,
Eastleigh, SO50 4SE

(6 new build bungalows for adults with disabilities on site adjacent to Sonnet Court

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

Time

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

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

2. No work relating to the construction of the development hereby permitted, (including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials) shall take place before 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised Public Holidays.

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

Materials

3. Prior to the commencement of the development, samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a high quality development in accordance with the Quality Spaces SPD (2011) and Saved Policies 28.ES (Waste collection and storage) and 59.BE (Design criteria) of the Eastleigh Borough Local Plan Review (2001-2011). This is a pre-commencement requirement as details of the external materials are required before works commence.

Highways

4. The submitted Construction Traffic Management Plan, titled 'Beard Construction Traffic Management Plan Rev3' dated '07/12/2020' which details lorry routing, the provision for contractor's vehicle parking and turning spaces, measures to prevent mud being deposited on the highway and a programme for the construction shall be fully implemented before the development is commenced and maintained for the duration of the development.

Reason: In the interests of highway safety in accordance with the Eastleigh Borough Residential Car and Cycle Parking Standards SPD (2009), Accommodation for Older People and those in Need of Care SPD (2011) and Saved Policies 63.BE (Car park design), 104.T (Off-highway parking) and 105.T (Parking in town centres) of the Eastleigh Borough Local Plan Review (2001-2011) (2006). This is a pre-commencement condition as a management plan for construction traffic is considered essential for this case.

Landscaping

5. Within 3 months of the commencement of development, full details of the hard and soft landscaped areas, shall have been submitted to and approved by the Local Planning Authority. All landscape works shall be carried out in accordance with the approved plans.

Reason: In the interest of landscape character in accordance with Saved Policy 25.NC (Promotion of biodiversity) of the Eastleigh Borough Local Plan Review (2001-2011) (2006).

6. The landscape and planting works to be approved under condition 5 above shall be completed by the end of the first planting season following the completion of development. Any plants which die, are removed, or become diseased or damaged within a period of five years after planting, shall be replaced as soon as possible with others of similar size and species.

Reason: To ensure that the appearance of the development is satisfactory, and that adequate provision is made for the maintenance of the landscape in accordance with Saved Policy 25.NC (Promotion of biodiversity) of the Eastleigh Borough Local Plan Review (2001-2011) (2006)..

7. The trees/hedges on site, shall be protected during building operations by the erection of protective fencing or other measures in strict compliance with the requirements of the Local Planning Authority relating to their protection. With the exception of works detailed within the submitted 'Arboricultural Impact Assessment' dated 03.12.20 and the 'Landscape General Arrangement Plan' drawing reference 'P12277-HCC-ZZ-00-DR-L-7000 P3 00' dated 12/12/2020, the existing trees/hedges shall not be lopped, topped, felled or destroyed other than as detailed within the submitted without the prior approval in writing of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of trees/hedges.

Plans

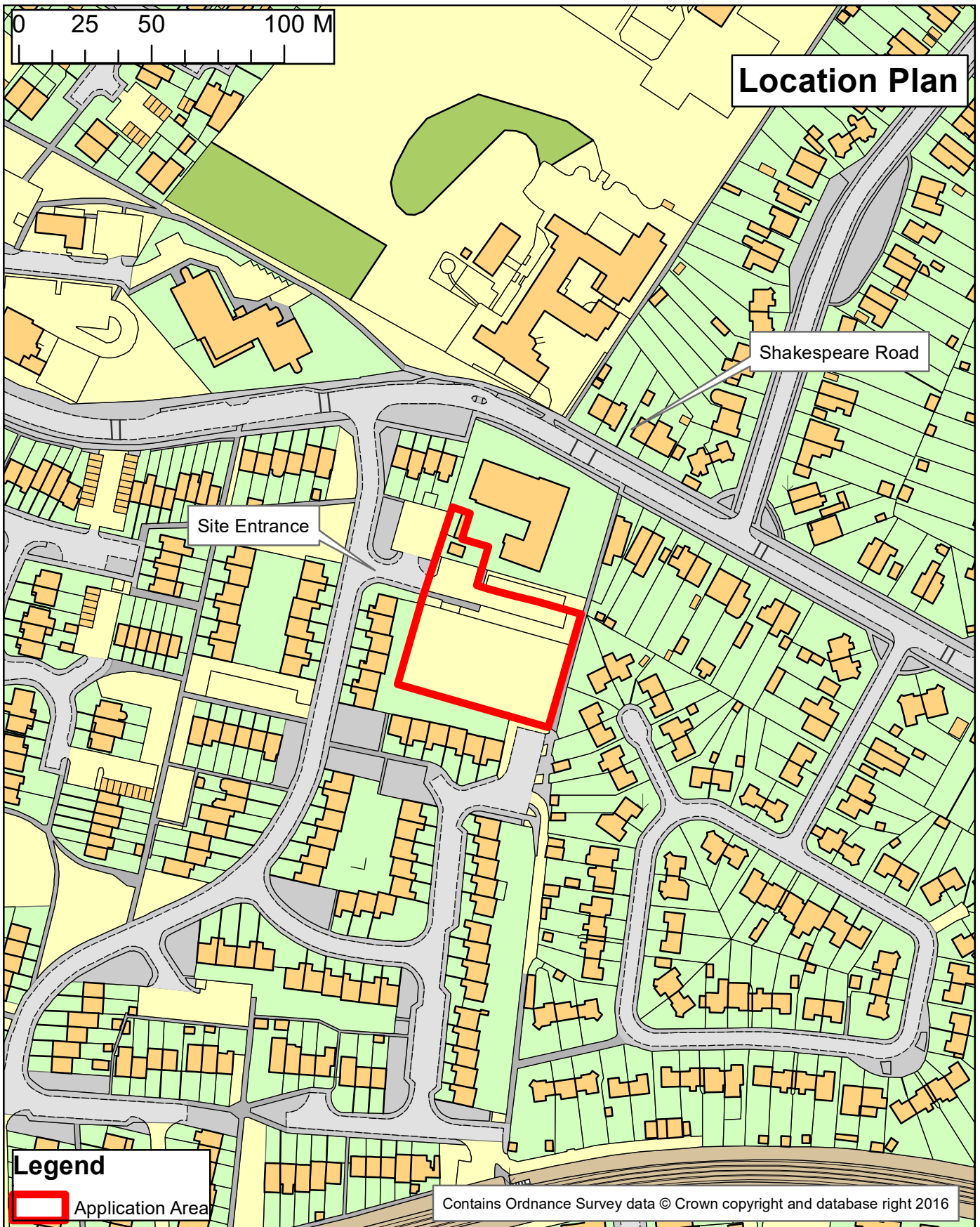
8. The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers:
P12277-HCC-ZZ-00-DR-A-1000 P2.00– Location Plan,
P12277-HCC-ZZ-00-DR-A-1005 P2.00– Existing Site Plan,
P12277-HCC-ZZ-00-DR-A-2000 P2.00- Proposed Ground Floor Plan,
P12277-HCC-ZZ-00-DR-A-2010RevP1.00 -Typical Bungalow Ground Floor Plan’,
P12277-HCC-ZZ-00-DR-A-3000RevP2.00 Proposed Elevations 1 of 2,
P12277-HCC-ZZ-00-DR-A-3001RevP2.00 – Proposed Elevations 2 of 2,
P12277-HCC-ZZ-00-DR-L-7000RevP3 00 - Landscape General Arrangement Plan,
P12277-HCC-ZZ-ZZ-DR-A-3100RevP2.00 – Proposed Site Section,
P12277-HCC-ZZ-00-DR-A-1010 P2.00 - Proposed Site Plan’

Reason: In order to define the permission

Note to Applicants

1. 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
2. In determining this planning application, the Local 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.

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6 new build bungalows for adults with disabilities on site adjacent to Sonnet Court at Sonnet Court Bungalows, Selbourne Drive, Eastleigh, SO50 4SE

Application No: CS/20/88365

Site Reference: EAS005
 Drawn by: Strategic Planning

Regulatory Committee

17 February 2021

1:2,000



Page 121




Hampshire
 County Council

Economy, Transport and Environment

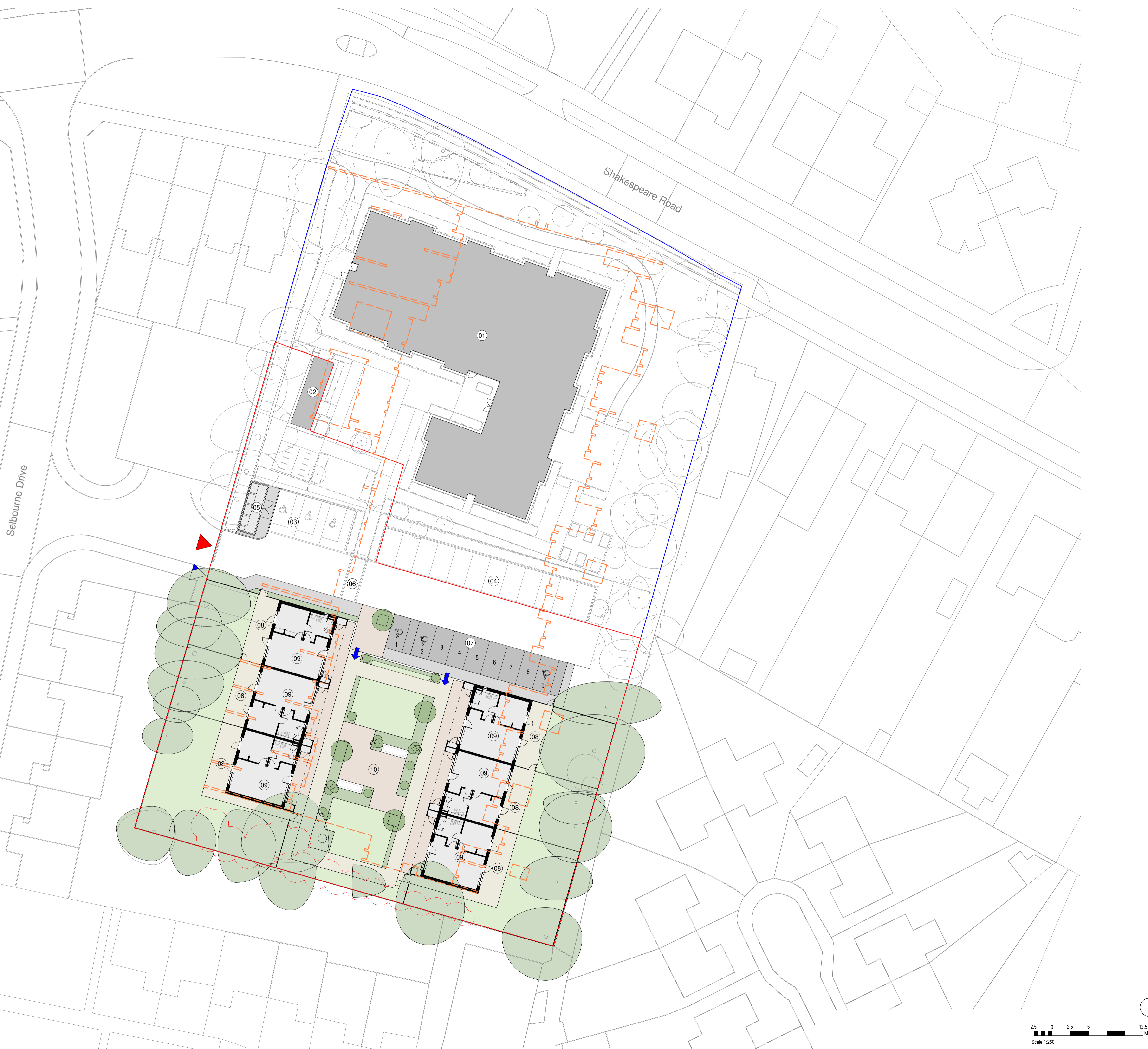
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- Notes:**
- Site Boundary
 - ▶ Vehicular Access
 - ▶ Pedestrian Access
 - ➡ Main Entrance
- Natural Grass
 - Ornamental Shrub Planting
- Proposed Trees
 - Existing Trees
 - Existing Tree Root Zone
 - Shrubs to be removed
 - Outline of former residential block removed 2017/18
- ① Sonnet Court
 - ② Sonnet Court Plant Room
 - ③ Sonnet Court Accessible Parking Bays
 - ④ Sonnet Court Parking Bays
 - ⑤ Existing Bin Store
 - ⑥ Existing Pedestrian Crossing
 - ⑦ Proposed Parking
 - ⑧ Proposed Private Gardens
 - ⑨ Proposed Bungalows
 - ⑩ Proposed Communal Garden



Rev	Description	Date	By	Chkd
P2	Revised in line with Eastleigh BC comments	08/12/20	GA	HCC
P1	Planning Issue	24/07/20	MD	HCC

HCC Property Services,
Three Ministers House,
76 High Street, Winchester SO23
8UL



Property

JDM Bungalows

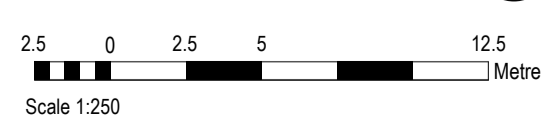
Proposed Site Plan

SCALE
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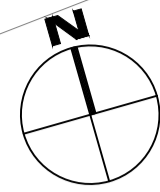
DRAWN MD
CHKD MD

DRAWING No.
project code - originator - volume - level - type - role - number revision
P12277-HCC-ZZ-00-DR-A-1010 P2.00

SUITABILITY
code description
Planning



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Selbourne Drive

Shakespeare Road



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Hampshire County Council

- Key:**
- ① Brick wall to match building (1.0m height)
 - ② Existing bin store
 - ③ Gate
 - ④ Social gathering space
 - ⑤ Raised brick planters

- Hard landscape**
- Existing fence to be replaced with timber fencing
 - Q22/ 120A Coated macadam paving vehicular areas - parking bays
 - Q22/ 125B Coated macadam paving pedestrian areas
 - Q25/ 215E Concrete flag paving
 - Q25/ 600B Concrete sett paving
 - Proposed high quality timber fence with matching gates heights as noted on drawing
 - Q50/220B Proposed bench

- Soft landscape**
- Vegetation to be pruned back to 1.5m high.
 - Existing trees to be retained
Tree canopy cover 676m²
 - Existing vegetation to be retained
 - Proposed trees as Q31
 - Structure planting as Q31
 - Ornamental planting as Q31
 - Hedge mix planting as Q31
 - Specimen shrub as Q31
 - Proposed turf grass as Q30

Bin store to be replicated on existing hard standing.

Outline of demolished John Darling Mail building.

Denotes root protection area. Refer to Tree Report.

Rev	Description	Date	By	Chkd
P3	Bungalows positions amended	12/12/2020	JMB	MR

HCC Property Services,
Three Minstrels House,
75 High Street, Winchester SO23 8UL,
Tel: (01962) 847801

PROJECT NAME
JDM Bungalows

SHEET NAME
Landscape General Arrangement Plan

SCALE
1:200 @ A1

DRAWN JMB
CHKD MR
APRV XXX

DRAWING No.
P12277-HCC-ZZ-00-DR-L-7000 P3 00

SUITABILITY
A2 APPROVED FOR PLANNING STAGE

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