Hampshire County Council

# Annexe to Reasons for Conditions
# (as required by Article 22 of the Town and Country Planning (General Procedure) Order 1995 – as amended)

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## HAMPSHIRE MINERALS AND WASTE CORE STRATEGY (ADOPTED 2007)

**Policy DC1 - Sustainable Minerals and Waste Development**
Minerals and waste developments will only be permitted if they meet the standards outlined in Policy S1 and, in appropriate circumstances, are designed and constructed to use water and energy efficiently.

**Policy DC3 - Impact on Landscape and Townscape**
Minerals and waste development will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to maintain and enhance, the distinctive character of the landscape or townscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed.

**Policy DC6 – Highways**
Major mineral extractions, landfills and 'strategic' recycling, aggregate processing and recovery and treatment facilities, will be permitted provided they have a suitable access to and/or route to the minerals and waste lorry route as illustrated on the Key Diagram. In all cases, minerals and waste development will only be permitted if it pays due regard to the likely volume and nature of traffic that would be generated by the proposal and the suitability of the proposed access to the site and of the road network that would be affected. Consideration should be given to highway capacity, road and pedestrian safety, congestion and environmental impact, and whether any highway improvements are required and whether these could be carried out satisfactorily without causing unacceptable environmental impact.

**Policy DC7 – Biodiversity**
Minerals and waste developments will only be permitted if due regard is given to the likely effects of the proposed development on biodiversity and, where possible, proposals should conserve and enhance biodiversity. Development likely to adversely impact upon 'regionally or locally designated sites or protected species' – designated in adopted Local Plans or Local Development Frameworks – (including Sites of Importance for Nature Conservation (SINCS), Species of Principal Importance for Biodiversity, Regionally Important Geological Sites and Local Nature Reserves) shall only be permitted if the merits of development outweigh the likely impact.

**Policy DC8 – Pollution, Health, Quality of Life and Amenity**
Minerals and waste development will only be permitted if due regard is given to the pollution and amenity impacts on the residents and users of the locality and there is unlikely to be an unacceptable impact on health and/or the quality of life of occupants of nearby dwellings and other sensitive properties. Where necessary minerals and waste developments should include mitigation measures, such as buffer zones between the site and such properties.

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**Policy DC11 – Flooding**
Minerals and waste development will only be permitted in accordance with the conclusions of a Flood Risk Assessment. Moreover, landfill and hazardous waste facilities, in flood risk zones 3a and 3b, or development that is likely to create an unacceptable risk of off-site flooding, will not be permitted.

**Policy DC13 - Waste Management and Recycling**
Waste management developments (excluding landfill) will be permitted provided that the site:

a. Is identified as a site, or within an area suitable for waste management uses, in the Hampshire Waste Management Plan, or
b. Re-uses/redevelops previously developed land and/or redundant agricultural and forestry buildings (including their curtilages), or
c. Is within a planned area of large-scale development, or
d. Is on employment land, preferably co-located with complementary activities, and
e. Has good access to, the minerals and waste lorry route as shown on the Key Diagram, and where possible, the site enables the use of waterborne and rail freight, and
f. In the case of recovery and treatment sites, incoming waste shall be subject to pre-treatment, either on or off site to maximise the potential for recycling, and where technically possible, energy will be generated and used and the by-products, including heat, will be reused or recycled, and
g. In the case of sites providing public access, the site shall be accessible for use by disabled people.

**Rushmoor Local Plan review ( 1996-2011)**

**E8** - Bad neighbour uses will normally be encouraged in the bad neighbour use area (shown on the proposals map), provided that it can be demonstrated that the proposed uses are not suited to sites available or allocated for general employment uses. The bad neighbour use area is at:- Hollybush Lane, Aldershot (2.5ha).
**E8.1** - The Council will normally permit development in accordance with Policy E8 provided that:-

(i) it would not cause significant harm to the enjoyment of nearby uses, dwellings, recreation areas or the river environment;
(ii) buildings are not prominently sited;
(iii) any buildings are appropriate in scale, design, colour and texture to the character of the Blackwater Valley;
(iv) attention has been paid to the maximum height of any development, including storage areas, and materials to protect the setting of the Blackwater Valley and views from the surrounding area;

(v) it would not be detrimental to public health by the emission of excessive noise or fumes or other pollutants;

(vi) existing drainage systems are not over-loaded or exceeded; particular regard should be paid to drainage and ground levels in relation to the requirements of the water authority;

(vii) there is a satisfactory means of access, and traffic movements would not conflict with, or increase, danger to highway users including pedestrians; and

(viii) new developments within Classes B1 (business) and Class B8 (warehousing) will not normally be permitted in the bad neighbour use areas. Class B2 (General Industrial Uses) will be permitted provided that it can be demonstrated that the proposed uses are not suited to sites available or allocated for general employment uses.