



Town and Country Planning Act 1990

To: Tony Langridge Consulting Ltd
2 Wheelers Yard
Oxford Road
Sutton Scotney
Winchester
Hants
SO21 3QZ

Application No: **S/12/71604**

HCC Ref: EA109

For: Eastleigh Borough Council

Date of Application: 9 October 2012

Hampshire County Council, as Waste Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 14 conditions:

Development: **Construction of a Household Waste Recycling Centre**

Site address: **Stoneycroft Rise, Eastleigh, Hampshire SO53**

Plans and particulars: **R.J509002/GA-001, R.J509002/GA-001/SKETCH B, R.J509002/GA-002, R.J509002/GA-003, R.J509002/GA-004, R.J509002/GA-005, R.J509002/GA-006, R.J509002/GA-007, R.J509002/GA-008, R.J509002/GA-009, S4 CF05-100, S4CF05-102, S4E03-003, 12287-BT1, Ecological Impact Assessment October 2012, Design, Access and Traffic Statement, Environment Protection Statement**

Reason for Approval

The proposed development is located within the countryside on land which has not been previously developed and is therefore contrary to Policy DC13. Locating a public utility service within the countryside meets criterion (iii) 1.CO as it has been appropriately demonstrated that there are no alternative sites. The proposed development will not be visually intrusive in the landscape and whilst it will physically alter the land it will not visually diminish the integrity of the strategic gap or views from the public realm due to its scale and location, existing features surrounding the site and the enhanced screening proposed along the site boundaries further mitigating views into the site (DC3 and 2.CO), the operation of the site would not have an adverse impact on the amenity of local workers or users of the locality (DC8). There would be robust nature conservation mitigation measures implemented to ensure the maintenance of the nature conservation status of species including those for dormice and reptiles (DC7) and the highway alterations will enhance access to both the existing commercial uses and 'Freespace Site' and will not result in a significant impact on the Highway network (DC6). The facility is needed to meet the demands of the adjacent urban area and it is suitably located and designed to meet this need (W17). The modern facility would enable an increase in recycling rates within the Borough (S4 and S5) which will further contribute to Governments drive to increase recycling and move towards a low carbon future.

All enquiries should be referred to the Economy, Transport & Environment Department,
The Castle, Winchester, SO23 8UD
Tel: (01962) 846746 Fax: (01962) 847055

**Director of Economy, Transport
& Environment**
22 January 2013

Town and Country Planning Act 1990

Application No: S/12/71604

Planning Conditions

Commencement

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

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

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

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

Hours of Working

3. The site shall not be open to the public, and no vehicles carrying waste or recyclable materials shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0800 and 1600 in winter (1 October to 29 February), 0800 and 1700 in spring (1 March to 31 March) and 0800 and 1900 in summer (1 April to 30 September). The site shall be closed on 25 December, 26 December and 1 January.

Reason: In the interest of local amenity to ensure compliance with Policy DC8 of the Hampshire Minerals and Waste Core Strategy.

Highways

4. A Construction Management Plan, including lorry routes, contractors parking and turning provision to be made on site, measures to prevent mud to be deposited on the highway and a programme for construction shall be submitted to and approved by the Waste Planning Authority in writing before development commences. The agreed details shall be fully implemented before the development commences.

Reason: In the interest of Highway Safety to ensure compliance with Policy DC6 of the Hampshire Minerals and Waste Core Strategy.

Town and Country Planning Act 1990

Application No: **S/12/71604**

Planning Conditions

5. No part of the development shall commence until such time as the detail of the highway works in Stoneycroft Rise, as shown in principle on drawing R.J509002/GA-002 have been submitted for approval by the Waste Planning Authority with further consideration being given to priority side road crossing points on Stoneycroft Rise for cyclists. The works shall be implemented as approved prior to construction of the HWRC commencing.

Reason: In the interest of Highway Safety to ensure compliance with Policy DC6 of the Hampshire Minerals and Waste Core Strategy.

6. The visibility splays of 2.4x 23 (south) and 2.4 x 43 (north) as shown on drawing R.J509002-GA-001/Sketch B shall be provided prior to opening of the site and these visibility splays shall be kept free of all obstacles in perpetuity.

Reason: In the interest of Highway Safety to ensure compliance with Policy DC6 of the Hampshire Minerals and Waste Core Strategy.

7. All lorries leaving the HWRC site shall be fully sheeted.

Reason: In the interests of highway safety and the amenities of the area.

Nature Conservation

8. No part of the development shall commence until such time as reptile translocation has been carried out in accordance with the details set out in the Ecological Impact Assessment (October 2012).

Reason: In the interests of protecting the nature conservation status of the reptiles on the site to ensure compliance with Policy DC7 of the Hampshire Minerals and Waste Core Strategy.

9. Prior to the HWRC opening a long term nature conservation management plan shall be submitted to and approved by the Waste Planning Authority. The management of the site should then be carried out in accordance with the approved details.

Reason: To ensure the mitigation measures are maintained to enhance the site and wider area to ensure compliance with Policy DC7 of the Hampshire Minerals and Waste Core Strategy.

Town and Country Planning Act 1990

Application No: S/12/71604

Planning Conditions

Landscaping

10. In the first planting season following the opening of the household waste recycling centre planting shall occur in accordance with plan S4CF05-102. Any plants or trees 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.

Reason: In the interests of visual amenity and to secure a satisfactory development to ensure the development complies with Policy DC3 of the Hampshire Minerals and Waste Core Strategy.

11. The security perimeter fencing and gates shall measure three metres in height and be black in colour and of strengthen close mesh design and maintained for the duration of the development.

Reason: In the interests of visual amenity and to secure a satisfactory development to ensure compliance with Policy DC3 of the Hampshire Minerals and Waste Core Strategy.

12. The trees to be retained shall be protected in strict compliance with BS5837:2012 – Trees in relation to design, demolition and construction during building operations.

Reason: To ensure the protection of the existing trees to retain the existing features in the interest of visual amenity and to secure a satisfactory development to comply with Policy DC3 of the Hampshire Minerals and Waste Core Strategy.

Town and Country Planning Act 1990

Application No: S/12/71604

Planning Conditions

Contaminated Land

13. No part of the development shall commence until the applicant has carried out an adequate assessment of the risks, to or arising from, the proposed development, and a report of this assessment, including recommendations for protection of the development, has been received and approved in writing by the Waste Planning Authority [British Standard BS10175:2011 'Investigation of potentially contaminated sites – Code of Practice' is a useful source of advice on site investigation]. Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the Waste Planning Authority to certify that the works have been implemented in accordance with that scheme.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants in accordance with Policy DC8 of the Hampshire Minerals and Waste Core Strategy.

Miscellaneous

14. The recycling hereby permitted shall be restricted to the sorting of waste brought to the site by members of the public.

Reason: In the interests of amenity in accordance with Policy DC8 of the Hampshire Minerals and Waste Core Strategy.

Advice Note

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. Bird nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act (as amended). It is highly advisable to undertake clearance of potential nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately five metres) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

Town and Country Planning Act 1990

Application No: **S/12/71604**

Planning Conditions

3. The proposed lorry route for HGV service vehicles shall ensure that Falkland Road is avoided.
4. In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 the Waste Planning Authority have worked with the agent and applicant in a positive and proactive manner. Pre-application discussions were undertaken with the applicant and agent where the relevant planning policies were identified, guidance was provided on the key planning issues with clear advice being given on the survey work and detailed landscape design. All statutory consultation responses and details of representations were given to the agent in a timely manner thereby providing the agent with the opportunity to see and ability to address the issues raised.

