

CONSULTATION DOCUMENT: HAVE YOUR SAY ON PLANNING FOR HAMPSHIRE'S MINERALS AND WASTE

1. INTRODUCTION

- 1.1 Hampshire County Council (HCC), Portsmouth and Southampton City Councils, the New Forest and South Downs National Parks (hereafter referred to as the Minerals Planning Authorities) have jointly published a document titled 'Have Your Say on Planning for Hampshire's Minerals and Waste'. The consultation document covers both strategy and detail, including sites, it sets out draft proposals for the future supply of minerals and waste facilities over the next 20 years up to 2030. Sites identified in the consultation document will help to meet local demand for land won sand and gravel.
- 1.2 This report summarises the main content of the document with particular regard to sites identified in the New Forest District, and includes:
 - i. Recommendations from Planning & Transportation Review Panel regarding their comments to Cabinet.
 - ii. Recommendations to Cabinet regarding the response to this consultation.

2. BACKGROUND

- 2.1 This consultation follows on from previous work that the Minerals Planning Authorities have undertaken. In July 2007, the Minerals Planning Authorities (except the South Downs National Park) adopted a Minerals and Waste Core Strategy. Following on from the adoption of the Core Strategy, consultation took place on a draft Hampshire Minerals Plan. This council responded to the consultation following approval of the following cabinet report, newforest.gov.uk/committeedocs/cab/CDR03262.pdf. However as a result of a government review of regional policy the county council did not progress the Minerals Plan to adoption. Subsequently because of the delay and the monitoring of the Core Strategy the Minerals Planning Authorities decided not to continue with separate Minerals and Waste Plans, but to consolidate both into a combined plan. It is this approach of combining both plans that is currently being consulted on.
- 2.2 The consultation document that has been produced including maps of the sites proposed in the New Forest District, both minerals and waste, can be found on the HCC website at the following address: consult.hants.gov.uk/portal.
- 2.3 The 'Have Your Say on Planning for Hampshire's Minerals and Waste' consultation document outlines the need for minerals and waste sites up to 2030. The Minerals Planning Authorities have used long term (10 years) average sales to determine the amount of aggregate required both now and in the future. A sales based approach means that Hampshire currently would be required to produce a total of 1.7 million tonnes of sand and gravel (from local quarries) per year. This gives a total requirement of 34 million tonnes of sand and gravel over the plan period.

- 2.4 Hampshire already has a number of existing mineral quarries which play an important role in meeting demand for minerals. It is estimated that Hampshire has approximately 14.8 million tonnes of permitted sand and gravel reserves. This means that there is a need to plan for the provision for an additional 19.2 million tonnes through sustainable extensions and new sites where required.
- 2.5 Also the consultation document considers sites for waste. It is outlined in the consultation document that currently just over 80% of all of Hampshire's waste is managed in such a way that it is diverted from landfill. As a consequence only approximately 0.4 million tonnes of waste is disposed of at landfill sites in Hampshire per annum. As a result there is only a limited requirement for landfill sites up to 2030. The consultation document outlines that the aim is to divert 90% of Hampshire's waste from landfill by 2030.
- 2.6 In addition to minerals and waste sites the consultation document considers wharves and rail depots. There are no depots in the district but there is wharf capacity at Marchwood. Section 4 below provides detail on the issues affecting New Forest District with regards to wharfs.
- 2.7 In order to meet minerals and waste requirements, the Minerals Planning Authorities have had to identify a number of minerals and waste sites across Hampshire, of which a number are in New Forest District (Appendix 1). These are explained in more detail in section 3 of this report, which also includes recommended responses to these proposals.

3. RECOMMENDED RESPONSE OF NEW FOREST DISTRICT COUNCIL

Overall Strategy

- 3.1 As outlined in paragraph 2.1, the total requirement for Hampshire is 34 million tonnes of sand and gravel for the total plan period. This equates to 1.7 million tonnes of sand and gravel (from local quarries) per year. This figure is lower than the 2.63 million tonnes per year requirement set out in the South East Plan. The reduced figure is mainly a result of a reduction in demand.
- 3.2 *It is **recommended** that NFDC supports the overall strategy which looks to minimise the amount of minerals that have to be extracted from local quarries.*

Southern Coastal Strip

- 3.3 Previous proposals for minerals extraction in the southern coastal strip part of the district – to which NFDC objected – are not carried forward into this consultation document. In relation to the southern coastal strip, the first sentence of paragraph 2.12 of the consultation document states that 'the coastal strip has gravel resources with the potential for the extraction'. Paragraph 2.12 goes on to state that 'there are significant limitations to additional major developments, both minerals and waste, without causing cumulative adverse traffic impacts and damage to the area's character'.
- 3.4 *NFDC has previously strongly objected to sites in the southern coastal strip being considered for mineral extraction. It is **recommended** that the exclusion of mineral extraction sites in the southern coastal strip is supported. However it is*

recommended that the first sentence of 2.12 is deleted as it is considered contradictory to suggest that 'the coastal strip has gravel resources with the potential for extraction' and then state later in paragraph 2.12 that there are significant limitations to additional major minerals and waste developments.

Avon Valley

Bleak Hill Extension, Harbridge

- 3.5 The consultation document outlines a proposal to extend the existing Bleak Hill minerals extraction site by 10.5 hectares, allowing for the extraction of approximately 500,000 tonnes of sharp sand and gravel. It is proposed that there is restoration through inert fill to biodiversity and public access afteruses.
- 3.6 *NFDC has not previously objected to mineral extraction at this site. It is **recommended** that no objection is raised to the inclusion of this site as a suggested site for mineral extraction subject to the restoration proposals which are outlined. The washing plant on the existing Bleak Hill site should be used in association with any mineral extraction from the Bleak Hill extension.*

Blue Haze Landfill, Ringwood Forest

- 3.7 The proposal at Blue Haze is to provide additional landfill space at the existing landfill site allowing for an extra of 400,000 tonnes of waste to be landfilled. It is proposed that the site is restored to heathland.
- 3.8 *NFDC has not previously commented on proposals to provide additional landfill space at Blue Haze. It is **recommended** that no objection is raised to the inclusion of this site as a suggested site for landfill subject to the restoration proposals which are outlined and a full transport assessment being carried out and it being shown how the impacts on roads in the New Forest District will be satisfactorily dealt with.*

Purple Haze, Ringwood Forest

- 3.9 This site lies on the west side of the Avon Valley, adjoining the Moors Valley Country Park. The proposal is to extract soft sand and sharp sand and gravel. It is anticipated that the total yield would be some 8 million tonnes with an anticipated annual yield from this site of 250,000 tonnes. It is proposed that the site is restored with non-hazardous landfill to original ground levels to allow for a final use which will include a combination of enhanced recreational areas and public open space, along with deciduous woodland planting and nature conservation.
- 3.10 *NFDC has not previously objected to mineral extraction at this site. It is **recommended** that no objection is raised to the inclusion of the Purple Haze site as a suggested site subject to a full transport assessment being carried out and it being shown how the impacts on roads in the New Forest District will be satisfactorily dealt with. In addition a washing plant should be provided onsite to minimise traffic impacts. With regards to restoration of the site, the 2007 Cabinet report (see paragraph 2.1) included comments from the Planning and Transportation Review Panel that the site should be restored to reflect the existing landscape character as opposed to being restored as an enhanced recreational area and public open space.*

Roeshot Hill, Christchurch

- 3.11 The proposal at Roeshot Hill covers an area of 87 hectares. It is anticipated that the total yield from the site would be 4 million tonnes with an anticipated annual yield of 300, 000 tonnes. It is proposed that the site is restored to agriculture with access and biodiversity elements linking the site to the New Forest National park.
- 3.12 In addition to the proposal at Roeshot Hill within Hampshire, proposals for mineral extraction have been considered on the land adjacent to this site in Dorset. Thus further land to the west of the site being considered in this consultation document may come forward for future mineral extraction.
- 3.13 *In response to the 2007 Hampshire Minerals Plan consultation, NFDC did not raise an objection to the Roeshot Hill site. It is **recommended** that no objection is raised to the inclusion of the site as a preferred area for mineral extraction subject to a full transport assessment being carried out and it being shown how the impacts on roads in the New Forest District will be satisfactorily dealt with. The transport assessment should particularly consider possible impacts on the B3347. In addition to transport considerations any proposals for mineral extraction at this site should consider links with the potential adjoining site in Dorset.*

Totton and the Waterside

Forest Lodge Farm, Hythe

- 3.14 Forest Lodge Farm, lies alongside Fawley Road, Hythe. It is proposed that 400,000 tonnes of soft sand and 170,000 tonnes of sharp sand and gravel is extracted from an area of 5.6 hectares. In the consultation document it is proposed that the site is restored for a combination of grazing and nature conservation interests. It is understood from a Hampshire County Council Minerals Planning Officer that the site at Forest Lodge Farm has been included in the consultation document because in overall terms it is considered more appropriate than the limited number of other potential soft sand sites in Hampshire. In addition the proximity of the Forest Lodge Farm site to the proposed major development in South Hampshire, compared to other possible sites which are in north Hampshire, was a key factor in the site's inclusion in the consultation document. The County Council Minerals Planning Officer acknowledges the proximity of the adjoining residential area but suggested mitigation measures could be put in place to minimise the impact.
- 3.15 *NFDC has previously objected to proposed minerals extraction at this site. It is **recommended** that an objection is raised to the inclusion of Forest Lodge Farm within this consultation document. The preferred area is remote from the proposed major development in South Hampshire. In addition extraction at this preferred area would add to the traffic congestion on the A326, increase HGV traffic on the Fawley Road whilst also having a severe impact on the residential amenities of those living in close proximity to the preferred area, particularly Buttsash. If contrary to this objection, the site was to be restored, it should be restored as playing pitches.*

4. MINERALS WHARVES

- 4.1 In addition to the above suggested sites, as outlined in section 2 of this report the consultation document considers wharf capacity in Hampshire which is necessary to store dredged sand, gravel and imported recycled and secondary aggregates. It is outlined in the consultation document that a recent study into wharves and rail depots

'indicates that Hampshire's current wharf capacity is sufficient to meet the country's anticipated need up to 2030 if there are no significant changes to the number, capacity and operation (e.g. the use of larger ships to import mineral and the closure of wharf sites) of existing sites. However, it is acknowledged that there may be a new wharf capacity in the longer term if changes in operations occur'.

- 4.2 *It is **recommended** that the council supports the approach to protect existing wharfs as outlined in the consultation document.*
- 4.3 Paragraph 5.26 in the consultation document makes reference to the Port of Southampton Masterplan and proposals within the masterplan to seek permission to develop port facilities at Dibden Bay. It is stated in the consultation document produced by the Minerals Planning Authorities that if permission was ever granted for port facilities at Dibden Bay a new deep water aggregates wharf could be provided at the site.
- 4.4 *Paragraph 5.26 should make specific reference to the findings in the 2004 inspector's report and the nature conservation designations affecting the Dibden Bay. It is **recommended** that NFDC asks that paragraph 5.26 be revised as below in the submission document:*

'Further capacity could be found through the extension of suitable existing wharf sites or through the development of a new wharf. There are only limited opportunities to extend existing wharf sites and there are no specific 'deliverable' proposals for new wharves being currently considered. However, Associated British Ports have recently highlighted their intention, within the Port of Southampton Masterplan 2010) to seek permission to develop port facilities at Dibden Bay. This follows a previous application being refused in 2004. In paragraph 68 of the Secretary of State's decision letter (2004) it is stated that 'Overall, the Secretary of State agrees with the Inspector that the disbenefits of the scheme, as borne out by its impact on internationally and nationally environmentally sensitive sites, outweigh the potential benefits'. If permission was ever granted, a suitable site for a new deep water aggregates wharf (with potential for waste uses) could be provided at Dibden Bay. However Dibden Bay remains subject to national and international nature conservation designations and any development would have to meet the requirements of the 'Imperative Reasons of Overriding Public Interest (IROPI)' test.'

- 4.5 In paragraph 5.27 of the consultation document it is outlined that opportunities to locate a wharf on commercial or military port land within Southampton Water may become available and if they do consideration should be given to the land's suitability for a minerals and/or waste wharf. In addition it is outlined that consideration should be given to safeguarding suitable areas of land from other forms on non-port related development.
- 4.6 *It is **recommended** that NFDC supports safeguarding land at Marchwood Military Port for employment uses which need access to the water should it become surplus to requirements for military purposes. As outlined in Policy CS17 (Employment and economic development) in the Council's Core Strategy, NFDC considers that marine employment related uses would be appropriate on this site, and its use should not be restricted to a minerals/waste wharf.*

5. WHAT HAPPENS AFTER THIS CONSULTATION?

- 5.1 A submission plan will be prepared by the Minerals Planning Authorities after this consultation. It is likely that a public examination into the submission plan will be held next year. Following on from this examination it is intended that the document will become adopted by the Minerals Planning Authorities and thus become part of the statutory development plan. Once adopted the document will replace the existing Minerals and Waste Local Plan and the Minerals and Waste Core Strategy.
- 5.2 *It is **recommended** that as a council likely to be affected, NFDC asks that it wishes to be kept involved as the consultation document is worked up to submission stage.*

6. ENVIRONMENTAL IMPLICATIONS

- 6.1 Mineral extraction waste disposal in to landfill sites will result in wide ranging environmental implications as outlined in the report above.

7. FINANCIAL, EQUALITY AND DIVERSITY, CRIME AND DISORDER IMPLICATIONS

- 7.1 There are none arising directly from this report.

8. PLANNING AND TRANSPORTATION REVIEW PANEL COMMENTS

- 8.1 In general, the Panel supported the officers' recommendations for all of the sites, though they asked for stronger emphasis of certain points and additional grounds for objections as follows:

8.2 Paragraph 3.10 – Purple Haze, Ringwood Forest

The Panel did not object to the inclusion of this site. However, given the total yield of this site, 8 million tonnes of predominantly soft sand, the Panel considered that if the Purple Haze site is included, then this adds to the reasons for not including the Forest Lodge Farm site (see below) which only has a total yield of 400,000 tonnes of soft sand. The Panel considered that in terms of access to the proposed major development in South Hampshire, the Purple Haze site offers better transport access via the trunk road network and a far greater resource than the land at Forest Lodge Farm.

8.3 Paragraph 3.13 – Roeshot Hill, Christchurch

The Panel considered that stronger emphasis should be placed on the possible negative impacts of extra lorry traffic onto the A35 including safety concerns. In addition the Panel considered that Christchurch Borough Council should be contacted to clarify links with possible mineral extraction adjoining the site in Dorset. Following the Panel meeting, Christchurch Borough Council has been contacted. They have outlined that they are opposed to possible mineral extraction at Roeshot Hill, both in Dorset and Hampshire, primarily on the basis of transport impacts. The Panel outlined the need for all possible access routes into this site to be considered, including possible access routes from any adjoining minerals site within Dorset.

8.4 Paragraph 3.15 - Forest Lodge Farm, Hythe

The Panel supported the objection to this site but they asked for stronger emphasis to be placed on the impact of nearby residents. They outlined that the nearest residents to this proposed site lived only 23 metres away. It was considered that this was totally unacceptable given the noise and disturbance that would be created as a result of mineral extraction at Forest Lodge Farm. In addition to the above the Panel questioned the economic viability of mineral extraction at this site given the small yield and the need to create a new access and provide mitigation measures in association with those residential properties in close proximity to the site. As set out above, the Panel considered that the Purple Haze site can meet the necessary soft sand requirements.

9. PORTFOLIO HOLDER COMMENTS

The Portfolio Holder supports the responses proposed in this report, including those recommendations made by the Planning and Transportation Review Panel as set out in paragraphs 8.1; 8.2; 8.3 and 8.4 above.

10. RECOMMENDATION

That the Cabinet agree the basis for a response to Hampshire County Council on this consultation document based on the recommendations set out in section 3, 4 and 5 of this report and the comments made by the Planning and Transportation Review Panel.

For Further Information Please Contact:

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Have you Say on Planning
for Hampshire's Minerals and
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APPENDIX 1

Bleak Hill Extension

Proposal Proposal to extend the existing Bleak Hill mineral extraction site

Location The site is located off Harbridge Drove, Ellingham, Harbridge and Ibsley. The site is located adjacent to existing permitted workings.

Area 10.5 hectares

Total yield 500,000 tonnes of sharp sand and gravel

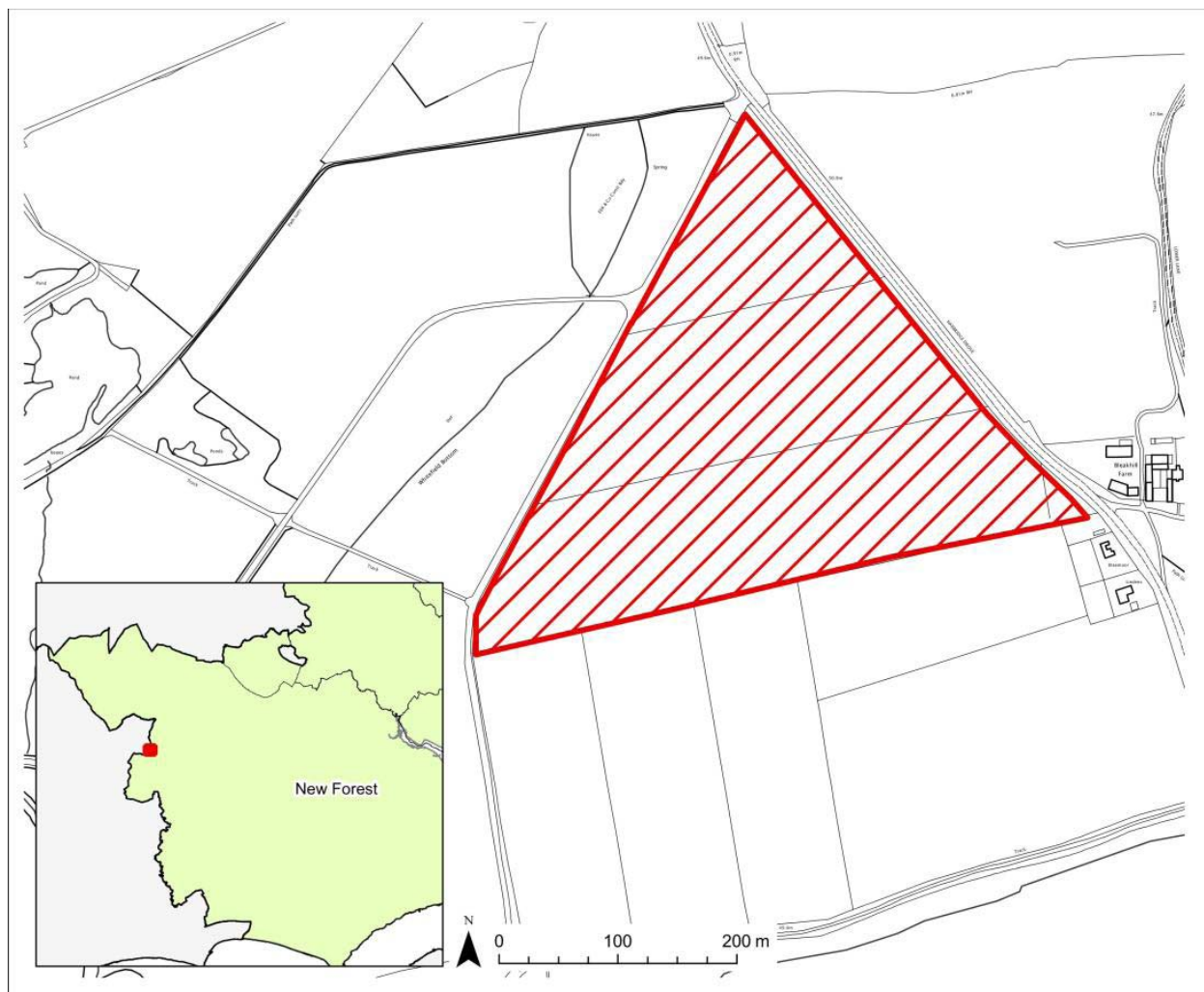
Proposal for restoration Restoration through inert fill to biodiversity and public access afteruses

Reason for selection The site is considered to be a suitable and sustainable extension to an existing site. The site would contribute to the needs of the market located in the forest area and would also contribute to Hampshire's total

aggregate supply. The site was previously identified within the Hampshire Minerals and Waste Local Plan (1998) as a preferred areas for sand and gravel extraction.

Development Management issues

- Appropriate measures to protect adjacent Ringwood Forest and Home Wood Site of Importance for Nature Conservation and protected species.
- Conservation of the hedgerows on site



Blue Haze Landfill

Proposal Provision of additional landfill void at existing landfill site

Location The site is located east of Ebblake and the B3081 and west of the The Belt

Area 7.7. hectares

Surcharging void 400,000 tonnes

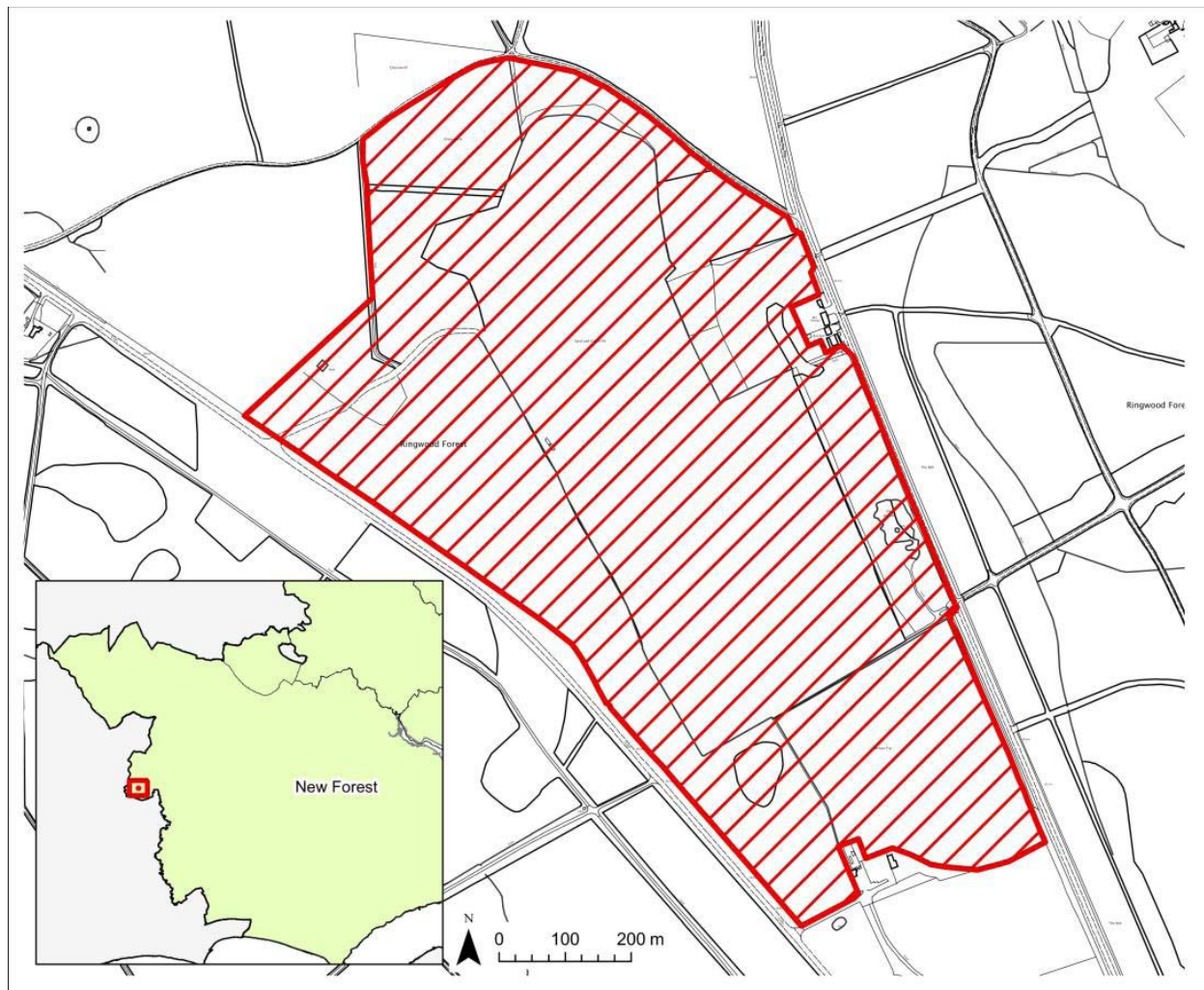
Total landfill void 1,875,000 tonnes (2010)

Proposal for restoration Heathland

Reason for selection The site would contribute to meeting the landfill requirements up to 2030.

Development Management issues

- Visual impacts should be mitigated
- Access should be from the existing access on to the B3081
- The continuation of appropriate measures taken to protect the Avon Valley Special Protection Area,
- Ramsar, River Avon Special Area of Conservation, Ringwood Forest and Home Wood Site of Importance for Nature Conservation
- Public rights of way (Footpath No. 39) should continue to be safeguarded
- Continuation of Airfield Birdstrike Protection
- The continuation of appropriate measures taken to protect the aquifer
- A Freight Management Plan would be required to consider transportation issues



Forest Lodge Farm

Proposal Extraction of soft sand and some sharp sand and gravel

Location To the south of Hythe and north of Hardley. East of Fawley Road. The area lies to the east of the residential area of Buttsash.

Area 5.6 hectares

Total yield 400,000 of soft sand and a further 170,000 tonnes of sharp sand and gravel

Proposal for restoration Restoration of the site to original levels, using inert fill. Combination of grazing and nature conservation interests.

Reason for selection

The site would contribute to the needs of the market located in the south of Hampshire and would also contribute to Hampshire's total aggregate supply.

Development Management issues

- Appropriate measures to protect the New Forest Site of Special Area of Conservation, Special Protection Area (SPA) and Ramsar, Solent and Southampton Water Ramsar and SPA, Solent Maritime Special Area of Conservation, the New Forest Site of Special Scientific Interest and Gringo's Copse and Crampool Copse Sites of Importance for Nature Conservation
- Appropriate measures to protect the underlying aquifer
- Restoration of the site to original levels, using inert fill
- The restoration scheme should take into consideration the historic parkland of Forest Lodge
- Access to the site should be from Fawley Road. A right turn lane may be necessary
- The Solent Way public rights of way (Footpath No. 3a) should be safeguarded
- A Freight Management Plan would be required to consider transportation issues.



Purple Haze

Proposal Extraction of soft sand and sharp sand and gravel and landfilling of non hazardous wastes to original ground levels (it is unlikely that the landfilling and restoration of this site will be completed within the plan period).

Location The site is located within the Moors Valley Country Park at Ashley Heath, west of the B3081

Area 70 hectares

Total yield 8 million tonnes of sand and gravel (predominantly soft sand)

Anticipated annual yield Up to 250,000 tonnes

Proposals for restoration Non hazardous landfill to original ground levels. The sites final use will include a combination of enhanced recreational areas and public open space, linked to the Moors Valley Country Park which the area is located within, along with deciduous woodland planting and nature conservation.

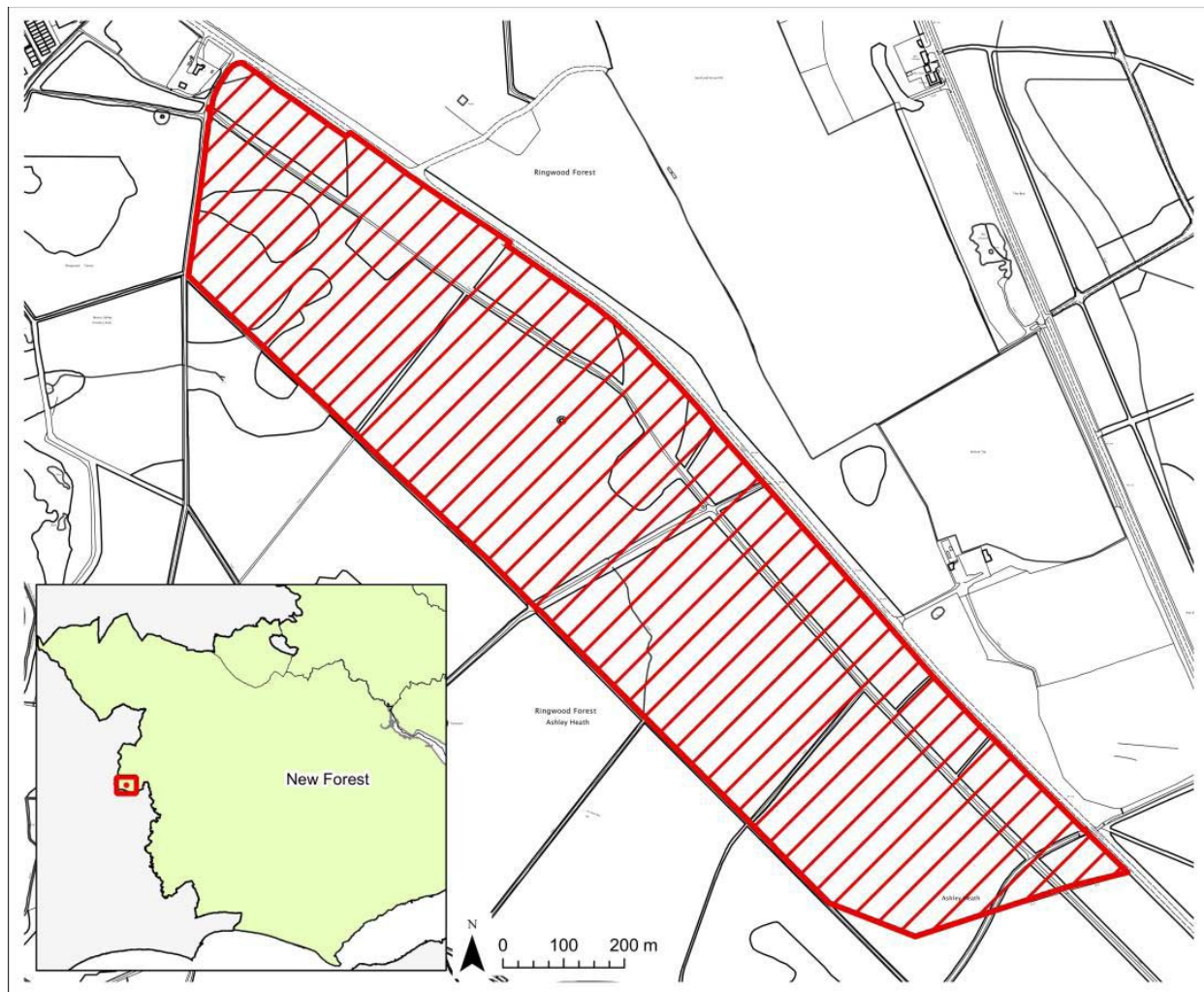
Reason for selection The site would contribute to the needs of the market located in the forest area of Hampshire and would also contribute to Hampshire's total aggregate supply.

Development Management issues

- Appropriate measures taken to protect the Dorset headlands Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar; Avon Valley Ramsar, SPA, River Avon SAC, Ebblake Bog Site of Special Scientific Interest; and the Ringwood Forest and Home Wood Sites of Importance for Nature

Conservation;

- Appropriate measures taken to protect underlying aquifers
- The restoration should take into account the Bronze Age burial mound
- A Freight Management Plan will be required to consider transportation issues
- Protect the amenity and users of the Moors Valley Country Park



Roeshot Hill

Proposal Extraction of sharp sand and gravel

Location The area lies north of Highcliffe and the railway line

Area 87 hectare site

Total yield 4 million tonnes

Anticipated Annual Yield Up to 300,000 tonnes

Proposal for restoration

Restoration will be to agriculture with access and biodiversity elements linking the site to the New Forest National Park.

Reason for selection The site would contribute to the needs of the market located in the New Forest and Avon Valley areas of Hampshire and Dorset, and would thereby contribute to Hampshire's historic aggregate supply obligations.

Development Management issues

- Appropriate measures should be taken to protect the New Forest National Park, the Avon Valley Ramsar, Special Protection Area and River Avon Special Area of Conservation, the New Forest Special Area of Conservation and the adjacent Burton Common Site of Special Scientific Interest
- The restoration should retain the openness of the South West Green Belt and should contribute to the landscape character of the adjacent New Forest National Park
- Public rights of way (Byways Nos. 736, 737, 734a) should be safeguarded
- Appropriate measures should be taken to protect surface water drainage including Donkey Bottom and underlying aquifers
- The haul road from the access with the A35 should be upgraded to an appropriate standard and should be designed not to compromise the objectives of the New Forest National Park
- A Freight Management Plan will be required to consider the transportation issues

