

**Application Number:** 16/10450 Application by Hampshire County Council

**Site:** FOREST LODGE HOME FARM, FAWLEY ROAD, HYTHE SO45 3NJ

**Development:** Extraction of soft sand and sharp sand and gravel, the construction of an improved access onto Fawley Road, the importation of inert materials and restoration of the site to agriculture

**Applicant:** TJ Transport Ltd

**Target Date:** 31/05/2016

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**1 REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council View

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Countryside

**3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

Policy 20 of the Hampshire Minerals and Waste Plan

**4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

Section 38 Development Plan  
Planning and Compulsory Purchase Act 2004  
National Planning Policy Framework

**5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS**

None

**6 RELEVANT PLANNING HISTORY**

None

**7 PARISH / TOWN COUNCIL COMMENTS**

Hythe & Dibden Parish Council:- recommend refusal; however, if the application is approved would recommend conditions to cover the following:-

- hours of operation should be restricted to 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays.
- grading of extracted materials should be carried out off site.
- vehicles must be covered with tarpaulin and washed down before leaving the site; an interceptor is needed to prevent transfer of dust
- an interceptor mechanism is needed to protect ground / adjacent watercourses from spillage of hydrocarbons
- excess water should be removed from site in secured water containers
- bund needs to have adequate height and planting to provide appropriate screening and sound attenuation

- there should be regular monitoring checks
- HGVs and vehicles carrying gravel should be routed towards Hardly Roundabout
- site should be manned at all times and regular patrols should be carried out
- access gate should be provided, given legal easement for access across northern side of site
- developer should be required to pay towards cost of repairs to road surface
- telephone number should be provided at site entrance for residents

Also recommend that speed limit on Fawley Road should be permanently lowered to 30mph

## **8 COUNCILLOR COMMENTS**

None

## **9 CONSULTEE COMMENTS**

9.1 Environmental Health (Pollution): no objection subject to conditions

9.2 Environmental Health (Air Quality): clarification is required on a number of specific points

## **10 REPRESENTATIONS RECEIVED**

None

## **11 CRIME & DISORDER IMPLICATIONS**

No relevant considerations

## **12 LOCAL FINANCE CONSIDERATIONS**

Local financial considerations are not material to the decision on this application

## **13 WORKING WITH THE APPLICANT/AGENT**

Not relevant as New Forest District Council are not the determining authority.

## **14 ASSESSMENT**

14.1 The submitted application seeks to extract 468,000 tonnes of soft sand, sharp sand and gravel on a 5.6 hectare site at Forest Lodge Home Farm, which lies to the east side of Fawley Road in Hythe. Following extraction, it is intended that the site be progressively infilled with 540,000 tonnes of inert material that would need to be imported onto the site, before the land is restored to agriculture. The application necessitates access improvements onto Fawley Road. The application is to be determined by Hampshire County Council. New Forest District Council is simply a consultee.

14.2 The application site is an area of open pasture, with mature trees and hedges around the boundaries of the site. A Public Right of Way (the Solent Way) runs close to the eastern boundary of the site. The site is relatively level, although there is a steeper downhill slope in the site's north-eastern corner.

- 14.3 The site in question is an allocated site in the Hampshire Minerals and Waste Plan that was adopted in October 2013. The site is allocated under Policy 20. The Plan indicates that the site is allocated because it is considered to be the best option for continuing a local supply of soft sand and sharp sand and gravel in this part of south Hampshire. Given the site's allocated status, there can be no basis to object to the principle of this proposed development.
- 14.4 The Minerals and Waste Plan indicates that any development of this site needs to have regard to a number of specific considerations. This includes a need to consider the impact on different nature conservation sites / protected species; a need to protect the setting of the New Forest National Park; a need to safeguard the Solent Way; a need to consider the historic parkland of Forest Lodge in any restoration scheme; a need to consider phasing and working arrangements to protect residential amenities; a need to protect pedestrian safety and provide suitable access; and a need to protect the water quality and the recharge of the underlying aquifer, groundwater and surface water.
- 14.5 The application is accompanied by an Environmental Impact Assessment / Environmental Statement which considers in detail the scheme's various environmental impacts, as well as putting forward some recommended mitigation measures.
- 14.6 The Environmental statement concludes that the proposal would have no significant effects on valued ecological receptors. Ultimately, it will be for Natural England and other ecological consultees to consider any ecological impacts. There is considered that there is no reason for New Forest District Council to raise any concerns in respect of ecological issues.
- 14.7 Obviously, the proposal would have some landscape impact, although this would be minimised to some extent by the existing screening around the edges of the site. The Environmental Statement recognises that there would be a need for appropriate hedgerow management and infill planting of hedgerows and boundaries around the site to increase landscape structure and to improve screening around the site. With such appropriate landscape screening, it is felt the proposal would not cause undue harm to the visual amenities of the area. It is anticipated that the County Council would seek to ensure the implementation of appropriate landscape retention and enhancement measures and there is accordingly felt to be no reason for New Forest District Council to raise any concerns in respect of landscape / visual issues.
- 14.8 The Environmental Statement concludes that the proposed development traffic would have no significant impact on the operation and safety of the local road network. Ultimately, it would be for the Highway Authority to advise Hampshire County Council on highway safety issues. However, it is of note that as well as the provision of a new site access onto Fawley Road, the application proposes mitigation by way of the provision of appropriate signage and the induction of all HGV drivers accessing the development so that they are aware of safety issues and follow agreed access routes to and from the site. With such mitigation measures, it is not considered that there is any reason for New Forest District Council to raise any concerns in respect of highway safety issues.

- 14.9 The Environmental Statement indicates that the water quality of both groundwater and surface water receptors would be safeguarded by following best practice pollution prevention and surface water management SUDS measures, as well as following mandatory regulatory requirements. This is, ultimately, a matter which the Environment Agency would need to advise upon. It is not felt there is any reason for New Forest District Council to raise concerns in respect of water quality issues.
- 14.10 The Environmental Statement considers the impact of noise and concludes that noise should not pose a material constraint for the proposed development. In the various submissions, it is indicated that operational hours will be between 7am and 6pm Monday to Friday and between 7am and 1pm on Saturday, with no operations on Sundays or Bank Holidays. Therefore, there should be no noise at more sensitive times of the day / week. The application proposes noise mitigation in the form of the construction of perimeter screening mounds / bunds between operations and noise-sensitive receptors. The Council's Environmental Health Officers have raised no objection to the application subject to conditions. Their comments have been sent to the County Council. Subject to the County Council giving due consideration to their comments it is not considered that there is any need to raise concerns in respect of noise issues.
- 14.11 Air quality is another matter considered within the environmental statement. With appropriate mitigation measures the statement concludes that impacts on air quality would not be significant. The report sets out various dust control measures that would be adhered to in line with best practice. The Council's Environmental Health Officers have sought clarification on various air quality issues and subject to Hampshire County Council addressing these points it is not felt that there is any need to raise concerns in respect of air quality issues.
- 14.12 The Environmental Report appears to adequately address other issues such as archaeology, cultural heritage, sustainability and climate change.
- 14.13 Overall, the proposal is considered to be consistent with policy. While the development would evidently have a range of environmental impacts, it is felt that these impacts could be reasonably mitigated so that the development's impact on the surrounding environment would be acceptable. As such, it is not felt that there is any basis to object to this application. It is duly recommended that no objection be raised subject to appropriate regard being given to the views of the Council's Environmental Health Officer.

## 15. RECOMMENDATION

**Raise No Objection** (Subject to the concerns of the Council's Environmental Health Officers being satisfactorily addressed)

### Further Information:

Major Team

Telephone: 023 8028 5345 (Option 1)



**New Forest**  
DISTRICT COUNCIL

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**Planning Development  
Control Committee**  
June 2016

**Item No: 3h**

Forest Lodge Home Farm  
Fawley Road  
Hythe  
16/10450  
SU4205

Scale 1:2500

N.B. If printing this plan from  
the internet, it will not be to  
scale.

