

Hampshire Minerals & Waste Plan – Partial Update (Draft Plan Regulation 18)

This consultation is open to the public until 31 January 2023, and all documentation can be found at

[Hampshire Minerals and Waste Plan - Partial Update | Hampshire County Council \(hants.gov.uk\)](https://hants.gov.uk/hampshire-minerals-and-waste-plan-partial-update)

This work is collaborative with New Forest National Park Authority, Portsmouth City Council, South Downs National Park Authority and Southampton City Council, with the plan guiding decision making on minerals and waste until 2040, therefore superseding the 2013 Plan. The purpose of the consultation is to collect views and receive feedback on the supporting evidence base.

There is deliberately no comment about the existing application by NMSB for the Ashley Manor Farm site (application 2022/0338) as that will be determined by its own evidence base and with existing policies from the 2013 adopted Plan. The Town Council has been advised that once amended plans have been received, they will be forwarded for discussion. There is no timescale on this currently.

This report is a summary only of the consultation documents named.

‘Have Your Say’ Draft Plan Consultation Paper

Vision and Plan Objectives (para 2.2) – These have been updated to include newly relevant plans including the National Planning Policy for Waste, 25 Year Environment Plan, Hampshire’s Strategic Plan, Hampshire’s Climate Change Strategy and the emerging Hampshire Spatial Framework. It was necessary to update with National policies and local Transport Plan, however the vision was due to cover until 2050, which was felt too long. The minimum coverage period is 15 years, so is coordinated with other relevant plans. The updated objectives are considered helpful towards UK Carbon Neutrality by 2050 and authorities own climate targets.

Development Management Policies

All policies have been reviewed and changed to comply with the National Planning Policy Framework where necessary, plus emerging policies such as the Environment Act. The 2020 review stated policies were performing well with exception of policy 14 (Community Benefits) so has been removed.

Policy 2 – Climate Change mitigation – policy changed to recognise the ‘emergency’ declared and minimising of carbon emissions. All planning applications must now provide a Climate Change Assessment.

Policy 3 – Protection of habitats and species – Introduction of requirements through the Environment Act and Local Nature Recovery Strategies have been included.

Policy 4 – Protection of designed landscapes – Now refers to public requirements such as consideration of tranquillity and dark skies.

Policy 6 – South West Hampshire Green Belt – updated in line with NPPF.

Policy 8 – Protection of soils – now protected through the life of the development rather than just construction period.

Policy 10 – Protecting public health, safety and amenity – references well-being as mentioned in NPPF, mentions air-quality specifically.

New policy regarding Water Resources – quality and supply, recognising importance of river corridors and nitrate neutrality.

Minerals Policies

Policy 17 – Aggregate supply – capacity and source – updated to reflect current data. Rates of 1.15mtpa (million tonnes per annum) of which 0.23mtpa soft sand, 0.92mtpa sharp sand and gravel. This is reduced by 1.56mtpa held within the 2013 plan. As there is high demand and long-term uncertainty, there is a clause stating if sales exceed provision rate by 10% for a period of three years, the Local Aggregate Assessment rate will be the provision rate until the Plan is further updated. This is to ensure no under provision. Capacity of recycled and secondary aggregate is increased to 1.8mtpa (from 1mtpa) due to current capacity and supports NPPF need to take account of this before extraction. The figures have been referenced back to relevant sources within the consultation paper, as is the expectation for such a document. The aggregate supply required requires additional sites to be allocated. Allocations must satisfy all policies within the plan before being permitted. The clause mentioned should restrict provision, where sites must demonstrate need should sales outstrip forecasted demand.

Policy 20 – Local land won aggregates – This has been updated, removing sites that have closed and those permitted as existing reserves. New allocations have been included, see below. Not all sites have been taken forward for allocation, as identified significant issues could not be fully mitigated against. However, of those now proposed it is acknowledged that not all will go forward to the final Plan, based on information gathering outcomes. The policy seeks to maintain 7 years permitted reserves of sand and gravel by extraction of reserves at permitted sites, extensions to specific sites and new allocations.

Policy 24 – Oil and gas development – There has been removal of some ambiguity on policy wording and update regarding recent caselaw, whereby downstream effects should be reviewed within the Environmental Impact Assessment.

Waste Policies

Policy 25 – Sustainable Waste Management – Updated to current target of 65% for recycling on non-hazardous waste arisings. Applicants must complete a Waste Hierarchy Assessment with their planning application, to demonstrate management of waste at the proposal site.

Policy 28 – Energy Recovery Development – Policy text now states that proposals should deal with residual waste only, ensuring heat and power provision as a minimum. This comes from the Government's current position to drive down carbon emissions.

Policy 30 – Construction, demolition and excavation waste development – updated to show expected level of arisings as 1.77mtpa and that inert recycling and recovery are required to have a level of maintenance. There has been text removal regarding secondary aggregate development to policy 18.

Policy 31 – Liquid waste and waste-water management – This has been changed to comply with targets for treated wastewater phosphorous held within the Environment Act. Future needs have been provided by water companies.

Plan Appendices

A – Site allocations. The text states that if sites are included in the final document, planning permission would still need to be sought. If a site is refused planning permission, it will be deleted from the adopted Plan. Meanwhile, unless there are particular issues making a site unsuitable, it will remain as a proposed allocation.

Site Proposal Study

Inclusion of Ashley Manor Farm. Please see relevant pages attached from the consultation papers and highlighted text within.

Minerals Background Study

Potential Impact on Communities – It is stated at para 3.22 that applications should cover concerns such as noise and dust, lorry movements etc to ensure communities do not have amenities significantly affected.

At para. 3.24 it is stated that ‘human health is the responsibility of the pollution control authorities’ but the planning authorities need to consider public interest ensures that impacts are prevented, minimised or mitigated against.

Dust emissions is considered one of the main potential threats to human health, and mineral planning authorities will agree or specify conditions, such as

- Buffer zones between development and sensitive areas like schools, residential areas, hospitals and businesses
- Containment of conveyors, processing plant, dust collection equipment
- Use of bowsers, sprays and vapour masts, wind guards
- Limiting dust levels measured in a specific way, method having been agreed.

Noise impact would also need to be contained within an Environmental Impact assessment of a planning application.


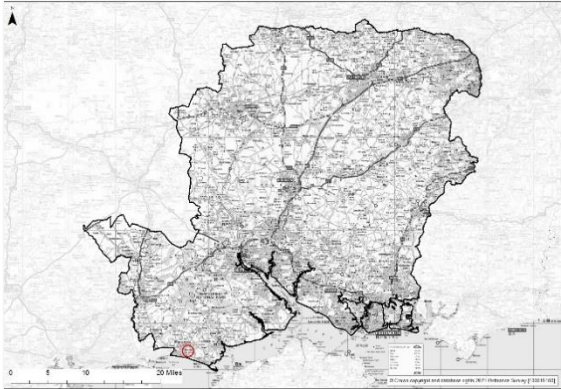
SUGGESTED RESPONSE

Draft Plan Consultation Paper – para 2.11 – The assertion is that greater consideration will be given to residents by way of less reduction in air quality and general disturbance, by high-quality design and restoration schemes, many residents will be most concerned about the health and well-being whilst the site is operational

Policy 24 – para.4.43 - The changes to this Oil and Gas development related policy seem to suggest that there are appropriate locations. The general understanding is that use of fossil fuel is harmful to the environment. We fear that the Environmental Impact Assessments will be carefully ‘managed’ to ensure a development can go ahead, with likely local concern.

Site Proposal Study – Ashley Manor Farm – TPO 89/01 is not stated, which is a stretch of mainly Oaks along Crooked Lane footpath. The Oaks suggest it is part of a Heritage hedgerow.

There is an additional allotment (Becton Lane) which is directly west of the site. Only Lyminster Road allotments have been included from the description given.

Site name: Ashley Manor Farm	Site ID: NFD01
Grid reference: SZ 253 940	Area (ha): 26.8
MWPA / LPA: Hampshire County Council / New Forest District Council	
	
Site category: Mineral extraction	
Current use: Open agricultural land	
Proposal: Extraction of approximately 1.7 million tonnes of sand and gravel	
Restoration: Restoration to agriculture with species rich meadow, ditches/ponds and extra hedgerows, utilising approximately 1.7 million tonnes of inert material.	
Proposal nominated by: Land & Mineral Management on behalf of New Milton Sand and Ballast Ltd.	
Previous consideration within the plan making process:	
Additional information:	
Receptor / Sustainability Issue	Distance - yes/no - response
Climate Change	
Generates energy/heat production? Supports renewables?	No
Air Quality	
Within Air Quality Management Area (AQMA)?	No
Biodiversity / Geodiversity	
Proximity to European designations (SAC, SPA, Ramsar)? If so, site name(s)	1.17 km south – Solent and Dorset Coast SPA
Proximity to National designations (SSSI, NNR)? If so, site name(s)	1.26 km south – Highcliffe to Milford Cliffs SSSI
Proximity to locally designated sites (LWS, LNR, RIGS or other nature reserve)? If so, site name(s)	2.29 Km south east – Milford on Sea LNR Barton Common North 1B SINC lies 225m south west; Barton Common 3A SINC lies 390m south west; Barton-on-Sea Golf Course South 3A/4A/5B SINC lies 850m south west; Lymington Road Open Space 2A SINC lies 700m east; Carrick Way Woodland 1A SINC lies 400m north; Ashley Meadows 2A/5B SINC lies 300m north; Breakhill Copse 1B/1Cii/5A/5B SINC lies 470m north east; and Breakhill Heath 3Bi SINC lies 830m north east. There is also a cluster of 5 REVs in the neighbourhood 290-650m east of site (A337 Lymington Road, Barton-on-Sea; U426 Newton Road, Barton-on-Sea; U426 Green Lane, Barton-on-Sea; U426 Ashmore Avenue, Barton-on-Sea; U426 Fenleigh Close, Barton-on-Sea).
Ecological Assessment Summary:	

Site is relatively constraint free, though hydrological linkage to watercourses will need to be managed, as well as dust/emissions to the woodland and water courses to the south east. Significant hedgerow should be retained and enhanced prior to commencement. Restoration proposals will need to feed into the overall design of the phasing to ensure that as much early establishment of good quality habitats can be undertaken during the life of the development rather than leaving it to the restoration phase. Design should fit in with wider landscape, especially the core non-stat ecological network to the east and south of the site.

Landscape / townscape

Proximity to Nationally designated sites (NP, AONB)? If so, site name(s)	1.29 Km north – New Forest National Park Site lies within the South West Hampshire Green Belt.
Proximity to South West Hampshire & South East Dorset Green Belt (waste development)?	Not on HCC land
TPO on site?	

Landscape Character of existing site:
South West New Forest Coastal Plain - Coastal Plain Open

A landscape of mixed topography which is generally flatter closer to the coast and more undulating inland, overlooking Christchurch Bay and the western Solent. Predominantly arable landscape of medium to large scale regular pattern agricultural fields with ditches and banks. Much of the area had been enclosed by 1790 with areas subject to later reorganisation in the 19th century. Small scattered 19th century plantations and linear deciduous woodlands along very small river valleys.

Potential impact of development on the landscape:

Mineral extraction in the west of the character area would risk further loss of the historic field pattern. Loss of open character of the green belt, affecting views across the open landscape. Loss of the character of the rights of way.

Development within the valley floor which is considered to be out of scale with the valley diminishing its expansiveness and definition. The impact on the visual envelope has been reduced by the forward planting within the site reducing views. However, this is a large scale development in the green belt and it will have a negative effect on this part of the character area. The effect on the sensitivity of the landscape is considered to be Moderate adverse.

Opportunities for enhancement:
Restoration to agriculture at existing ground levels. Restoration of Crooked Lane including replacing the double hedgerow feature along the whole route. Replacement of hedgerows, particularly along the eastern boundary of the site which is an arbitrary line and very open. Managing the new planting around the site to allow the planting to reach maturity.

Landscape Assessment Summary:

The condition of this landscape is good, and typical of the character area with a flat open landscape and linear woodlands encroaching on the boundaries. This open area of landscape forms an important part of the green belt keeping the rural landscape intact between the heavily populated communities along Hampshire's south coast. Crooked Lane running through the site forms an important landscape feature with double hedgerows along part of the route.

The site has been subject to a planning inquiry in the past and the appeal was dismissed, part of the inspectors report described the visual impact as follows:-

“It seems to me that the development would be seen to encroach significantly on the countryside immediately adjacent to the built up area throughout the entire period of working by changing its character from open countryside to a working mineral and waste site of quasi-industrial aspect”.

Recent screen planting has been carried out around the site, which will given time surround the site, but this is a relatively open landscape and this planting does not reflect the landscape character.

Soils

Grade 1 - 2 agricultural land classification (ALC) on site?	Pre-1988 Grade 2 on site Post-1988 Grade 2 on site
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Grade 3a ALC on site?	Pre-1988 Grade 3 on site Post-1988 Grade 3a on site
Other/existing quarry?	No
Contaminated (undeveloped/greenfield) land on site?	Unknown
Contaminated (brownfield) land on site?	No
Historic environment	
Proximity to heritage asset (Scheduled Ancient Monuments, Registered Park and Garden, Registered Battlefield, Listed Building, Conservation Area)? If so, name of feature(s)?	0.29 Km north east – Archaeology Alert Green Buffer. 1.12 Km west – Old Milton Green Conservation Area. 3No. listed buildings within 250 m of the site, closest is <20 m south – 2 Cottages west of Samson Cottage (Grade II), 9No. listed buildings within 500 m of the site.
<p>Archaeological potential? Ashley Manor Farm has been subject to a geophysical survey. This identified a substantive archaeological site which now lies outside the red line of the current proposed allocation. No substantive archaeological sites were identified by the geophysical survey within the allocation area. There are no archaeological sites currently recorded but prehistoric worked flint has been recovered suggesting some archaeological potential for sites without substantive components, such as unenclosed settlement. It is unlikely that archaeological issues will emerge as overriding, but it is likely that some archaeological mitigation will be required during the progress the application or development.</p> <p>The Old Milton Gravel has a moderate potential for derived Palaeolithic artefacts.</p>	
<p>Historic Environment Assessment Summary: There are three main clusters of historic buildings in the immediate vicinity of the proposed allocation. Ashley Manor Farmhouse (one grade II listed farmhouse and one unlisted farm building), Sampson Cottage (one grade II listed cottage) and Hoopers Hills (one grade II listed farmhouse and two unlisted farm buildings).</p> <p>The settings of the buildings at Ashley Manor Farmhouse and Hoopers Hill can be defined by the agricultural setting of open farmland and light industrial, agricultural yards and buildings. Although the proposal will cause some harm to this setting (interrupting the open agricultural area), the harm will be temporary (eventual restoration to agricultural land) and can be minimised by maintain an appropriate buffer of open farmland between these buildings and the proposed allocation (as is indicated in the plan). As such, these two clusters of farm buildings would not present a constraint that would preclude allocation.</p> <p>The setting of Sampson Cottage similarly includes open farmland. However, the historic context of the buildings is less reliant on this agricultural context than the farms. The cottages currently have views of open farmland to the north and east. The plan indicates that the red line allocation boundary will extend as far south as the northern property boundary for the cottages. If the allocation boundary is to extend to the property boundary, this would cause significant harm to the setting of the heritage asset. This harm could be minimised through considerate design, including screening and a buffer zone of agricultural land between the allocation and the cottages. This will likely provide a small constraint to the proposed area (such as altering the red line boundary away from the cottages and angel lane) but would not preclude allocation.</p>	
Water resources	
Within a groundwater source protection zone (SPZ)?	No
Within 250m of a Public Water Supply (PWS) abstraction point?	No
Flood risk	
Site in flood Zone 1, 2 and/or 3?	Flood Zone 1

Sand/gravel extraction (water compatible)?	Unknown
Communities	
Proximity to Airport/aerodrome (safeguarding)?	13.48 Km north west – Bournemouth Airport, site lies within the safeguarding zone.
Proximity to residential dwellings?	<20 m south
Proximity to schools?	0.96 Km west
Proximity to hospitals?	0.76 Km south west
Proximity to amenities? E.g.	
Recreation ground / sports pitch (distance)	0.89 Km north east
Allotments (distance)	0.21 Km north west
Stables (distance)	2.66 Km south east
Golf course (distance)	0.52 Km south
Transport	
Proximity to rail network?	1.11 Km north
Proximity of significant road junction?	0.34 Km west – A337
Proximity of Strategic Road Network (SRN)	13.21 Km north west – A31
Method of materials transportation – road, rail and/or water?	Road
Transport Assessment Summary:	
<p>Based on the worst case scenario in terms of traffic movements, the applicant has estimated that during the extraction operations, this would be equivalent to approximately 50 HGVs or 100 two-way HGV movements per day, with a maximum of 4 two-way car movements from staff. This is based on observations from similar operations at the Downton Farm Quarry.</p> <p>A new access to the proposed allocated site is proposed to be from the A337 via a new roundabout. Routing of HGV traffic will therefore be limited to Caird Avenue between the roundabout and the New Milton Sand & Ballast plant.</p> <p>The A337 does not form part of HCC's Major Road Network (MRN) but provides strategic access to the South Hampshire areas, with the nearest point of access to the MRN being with the A338 in Bournemouth, Dorset some 9 miles to the west. For the purpose of these assessments, impacts have therefore been based on access to the A337.</p> <p>Any future application would need to be supported by a Transport Assessment or Statement, which would consider the cumulative impacts of any permitted developments under the HMWP.</p>	
Sustainable minerals supply	
Mineral import (geologically available in Plan area)?	Unknown
Sustainable waste management	
Landfill?	No
Recycling (waste/minerals)?	No
Composting (green waste)?	No
Recovery (waste/minerals – inert backfill)?	Unknown backfill material
Percentage of waste proposed to be exported for processing?	Unknown
Economic	
Job creation / Ha?	Unknown
Deprivation index in locality?	91 – 100% IMD Decile
Minerals (temporary) development?	Yes
Waste (potentially permanent) development?	No
Green networks	
Public Rights of Way (RoW) on site? If not, <50m?	2No. footpaths