



Hampshire Minerals and Waste Plan: Partial Update – Proposed Submission Plan

Regulation 19 Consultation

This Town Council report is a summary only, and all are encouraged to refer to the source documents before making their own representation. These can be found at <https://www.hants.gov.uk/landplanningandenvironment/strategic-planning/hampshire-minerals-waste-plan/minerals-waste-plan-partial-update-consultation/hmwp-partial-update>

Ashley Manor Farm is dealt with on page 38 of the Consultation Statement, giving comments made during the Regulation 18 consultation and the authority responses. Bulleted aspects of the site are shown on page 238 of the Proposed Submission document.

The proposed submission plan is considered ‘SOUND’ or fit for purpose, by the Hampshire Authorities that have created it. Once it is submitted, a Planning Inspector will be appointed to examine whether they think the plan is legally compliant and sound. Any comments made as part of this consultation will be passed to the Planning Inspector. Any objection must relate to

- The plan not complying with legal requirements; or
- with it not being sound in at least one of the Tests of Soundness, as shown in the FAQ (having been positively prepared / is justified / effective / consistent with national policy – see explanatory text)

Consultation ends 5 March 2024. Hampshire County due to approve its submission in Summer 2024. Examination likely Spring 2025. Adoption Spring 2026

Issues raised by NMTC with input from the public meeting, with responses in the Consultation statement summarised below

Likely footfall decrease- The Consultation Statement advises that this is covered by policy 11, assumingly via the impact assessments as part of an application.

Rights of Way and Green Loop impact – Footpaths 168/721 and 168/720 will require more protection, enhancement and connectivity.

HGV cumulative effects in local area – New roundabout, transport assessment and a routeing agreement (limiting to Caird Avenue most northern point being the NMSB site) It is also stated that the HGV movements from Downton will cease, so it's a continuation of existing rather than additional levels.

Dust – Management plan and monitoring will be in place.

Noise – Impacts to residents and businesses are part of considerations. See policy 11

Loss of agricultural land – Considered ‘Best and Most Versatile grade 2 and 3’. Handing and management required and restoration to same or improved grade.

Loss of Green Belt – Mineral extraction is not considered inappropriate development nationally.

Impact to groundwater – Hydrological assessment and monitoring is required.

General health concerns for residents – Dust, noise and lighting management plan and monitoring is required. Issues including Silicosis are covered in policy 11. Health Impact Assessment required on application.

Impact on Listed Buildings and Archaeological finds – Restoration to provide suitable setting. Development to protect the setting of nearby Listed properties, as part of the usual application process. Policy 7 refers.

Proximity to cemetery and impact on mourners – Addressed as other health related impacts via policy 11.

It is important to state that an allocated site does not mean it will receive Planning Permission – this is detailed in the FAQ – *‘Any planning application will be judged against the relevant policies in the Plan on its own merits, and there is no guarantee that it will be granted permission just because the land has been previously identified as suitable through an allocation’.*

Development Management Policies

Policy 1 – Sustainable minerals and waste development

One aspect voiced at last consultation was that community benefits policy was not in place and that the community needed compensating (no form given). In response it stated that the authorities are unable to implement this but continue to encourage developers to do so. There was also concern about there being enough resources to monitor and enforce, but that is considered outside the scope of the Plan.

Policy 2 – Climate Change – mitigation and adaptation

A request to align with councils declaring a ‘climate emergency’ and lowering targets from 2050 to 2030 was received. The 2050 target has been retained. Further, a ‘Climate Change Assessment’ will be required on application to demonstrate measures for adaptation and mitigation, plus transition to carbon neutrality by 2050.

Policy 7 – Conserving the historic environment and heritage assets.

Wording has been changed as previously it could have been misinterpreted to mean that only the most significant assets would be protected. Revised wording states ‘to conserve all heritage assets in a manner appropriate to their significance’.

Policy 11 – Protecting public health, safety, amenity and well-being.

Previous wording showed potential impacts should not be ‘unacceptable’, however this is considered relative to individual situations. Now substituted for ‘significant adverse impact’.

A Health Impact Assessment is required for certain developments on application, including mineral extraction. This should detail different scenarios such as a resident in a lone property, close to the extraction and is separately assessed from a further resident that is near to the access road, and their respective baseline before development. By far the greatest concern was potential Silicosis. Health and Safety Executive guidance states that the disease has only been seen in ‘workers from industries where there is significant exposure....such as quarries, foundries etc’. It goes on to state that ‘there is no UK established or recommended ambient air quality standard for respirable crystalline silica’ and that ‘no cases of silicosis have been documented among members of the general public in Great Britain...’ Full text on issues raised are on pages 169-175 of Consultation Statement. However as has been previously stated, it may still be of concern as an emerging issue and an apparent lack of UK based cases will unlikely dissipate this concern.

Cumulative air quality impacts will be assessed on application and encompass all aspects including from traffic.

Hants Countryside Service consultation response on an application will be expected to address potential impacts and opportunities for Public Rights of Way, enjoyment of the countryside amongst other factors.

Please see associated draft Consultation Response Form.