

**Inert Waste Recycling Facility Three Maids Hill
Reasons for Objecting to this Development**

HCC Decision Notice

Notwithstanding the proposed mitigation, it is considered that the proposal would have an unacceptable adverse impact on local amenity due to the nature of the proposed operations, in particular the potential to generate noise and dust, and the proximity to nearby sensitive receptors. It is also considered that the proposal does not demonstrate a special need for its location in an area of countryside and the suitability of the site cannot be adequately justified. The development is considered to be contrary to Policies 10 (Protecting public health, safety and amenity) and 29 (Locations and sites for waste management) of the Hampshire Minerals & Waste Plan (HMWP) (2013).

A **significant number** of objections from **local residents, nearby Parish Councils** and the local planning authority Winchester City Council. All have highlighted the potential impact of **noise, dust, vibration, on site lighting and 75 additional daily HGV movements to and from the site access off the A272.**

Concerns have been raised on behalf of the **equine** residents of the nearby nationally famous Littleton Stud. Although this is not formally a designated asset in planning terms it is an important rural asset in our community and it is entitled to be protected by our planning policies concerned with **industrial development in the Countryside**

The proposed waste recycling site is conveniently close to the A34 -it is also located on grade 3 farmland **just outside Winchester**. This is an industrial development on an agricultural site in a rural area.

Planning Reasons for Refusing this application

Not only is the application contrary to the **Winchester District Local Plan policy MTRA 4** but could also be considered contrary to **Policy 5b** of the **Hampshire Minerals and Waste Plan**. This policy aims to protect the countryside and states that waste development in the open countryside **will not be permitted unless the nature of the development is related to countryside activities, meets local needs or requires a countryside location.**

The guidance in the **Hampshire Minerals and Waste Plan Policy: 29 (page 107)** discusses locations and sites for waste management. It does support development of recycling facilities along a **strategic road corridor** (as in this case) but policy **29 part 2** also suggests suitable sites should be part of industrial

sites, redundant agricultural buildings, or hard standings and of a scale compatible with the setting.

Although one of the reasons to support this application might be its proximity to the A34 the application is also short on details of the HGV routing -although the majority of movements will be via the A34 -as this is a busy and often congested route -there will undoubtedly be diversions onto the nearby residential routes. It would be helpful therefore to understand **from the traffic plan where the HGVs are transporting this inert material to and from and this should be a condition of granting permission.**

The National Planning Policy Framework in paragraph 83 states that Hampshire planning policies and decisions **should enable and support a prosperous and rural economy** including land based rural businesses such as, the Littleton Stud. A nationally known breeding, nursery and retirement for top racehorses. There are understandably concerns about the impact of **intermittent spikes of noise, loss of tranquillity, additional overnight lighting** and the level and type of dust that will be created wellbeing of these animals. It is not appropriate to give priority of one rural economic venture to the potential detriment of another.

This successful rural business should be protected by the Hampshire Minerals and Waste policy 6.205 (p108) as this is concerned with minimising the environmental emissions and impact caused by a facility of this type in proximity to sensitive animals.

Cllr Jan Warwick
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