
Site Address: Southleigh Landfill Site, Emsworth Common Road, Havant
Proposal: Hampshire County Council Consultations for Variation of Condition 1 of Planning Permission 27242/012 to extend the time for completion of the restoration and removal of Condition 8 related to restoration.
Application No: APP/15/00802 Expiry Date: 03/09/2015
Applicant: Veolia ES Team: Team 2
Agent: Miss Belinder Gill Case Officer: Daphney Haywood
 Veolia ES (UK) Ltd
Ward: Emsworth

Recommendation: **RAISE NO OBJECTION**

1 Site Description

The application site comprises an existing landfill site located within Southleigh Forest and to the north of Emsworth Common Road. Waste tipping operations ceased in 2006 and the site has undergone restoration works with the engineered cap over the waste constructed in 2008. Final restoration works have yet to be completed.

2 Planning History

APP/14/00683 Hampshire County Council consultation for Variation of Condition 1 of Planning Permission F29043/6C to extend the time completion for the restoration at Southleigh Landfill Site, Emsworth Common Road.- approved subject to condition 1. The site shall be restored in accordance with the scheme approved under condition 2 of planning permission F29043/C by the 30 June 2015.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

F29043/6C Continued use of site for mineral extraction and waste tipping. Condition 1 required operations to cease by the 31 December 2013 and restoration works completed within 6 months.and condition 8 the submission of a restoration scheme by the 30 June 2015 .

3 Proposal

Hampshire County Council consultation for Variation of Condition 1 of Planning Permission F29043/6C to extend the time completion for the restoration at Southleigh Landfill Site until 31 December 2016, and removal of condition 8 requiring details of restoration by 15 June 2015.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways- no adverse comments
Environmental Health Manager, Community Group

I do not consider that the standards proposed within the ACfRS document are acceptable without fuller justification. Assumptions that apply to Paulsgrove do not necessarily apply to Southleigh, and if they apply, may not apply in perpetuity (for a reasonably foreseeable period).

I am confident that the quality of deposited soils will be significantly better than the standards that would be theoretically acceptable. If this is the case however, I do not consider there to be a justifiable reason for avoiding the explicit adoption of more stringent values in respect of Benzo(a)Pyrene, Benzene, and Aliphatic Hydrocarbons (by range).

On this basis, I would recommend a holding objection to the restoration proposals (i.e. to the removal of c.8, and approval of the ACfRS & related documents), pending a fuller justification of adopted standards that relates to the environmental context of this specific site, and to the implications in respect of future possible uses. I would also prefer to see the submission of validation / verification documents formalised as part of the restoration scheme.

Further comments

As indicated in my response, I suspect that the proposed standards have been designed with an overly broad margin of 'safety' to minimise re-test delays & material rejection based upon unrepresentative max. values – scrutiny of donor site investigations & waste descriptions* should (in theory) weed out any material that is at risk of even approaching the proposed hydrocarbon values. (*if completed correctly on WTN's, recognising that accuracy can be problematic in respect of soils from contaminated sites)

For that reason, I'm not entirely against the approach you suggest. I assume that the application period is fixed (not placed on hold while additional information is sought) and that there will be mounting pressure to reach a decision. I wonder if it would be helpful to be more specific on the standards that are of concern – perhaps something along the lines of:

"No objection, subject to a fuller justification of 'assessment criteria for restoration soils' that appropriately considers the environmental context & exposures at this specific site, and the implications of quality standards in respect of future possible uses. Specifically, further clarification is sought in respect of hydrocarbon parameters; Benzo(a)Pyrene, Benzene, Aliphatic C5-C8 and Naphthalene. I would also prefer to see the submission of validation / verification documents formalised as part of the restoration scheme"

Officer's note - The soil quality of the restoration are to be covered by the CQA Plan which falls under the Environment agency permit.

6 **Community Involvement**

Publicity for this application has been carried out by HCC.

7 **Planning Considerations**

(i) Principle of development

The principle of the development of the site has been established by the earlier permission. This application seeks to extend the period for the restoration works by a relatively short period and is acceptable in principle subject to the considerations below. As the period for compliance with condition 8 has expired this Condition cannot be discharged but the details of the restoration are submitted with the current application

(ii) Effect on the character of the area

The restoration works are necessary to ensure a proper conclusion to the landfill activity. The works were initially delayed due to a shortage of restoration materials in the area and the contractor going into receivership, and more recently having to revisit the surface water management for the site which has now been approved by HCC. It is anticipated that the earth works would be completed by the end of October 2015 to enable the seeding to be completed by the winter period, and tree planting would be carried out between Spring and Autumn 2016, with planting completed by 31 December 2016. A new contract to complete the importation of soils for restoration was let in 2012. When complete the site would be planted and seeded with woodland plants and grassland seeding to harmonise with the surrounding forest.

(iii) Highways considerations

Whilst the importation of subsoil for restoration is substantially complete, approx 20,000 tonnes of topsoil has still to be imported. There are no residential properties in proximity to the site and routing for lorries would not change. The Development Engineer has - no adverse comments.

8 **Conclusion**

It is considered that the scheme is acceptable and that no objection should be raised subject to the proposal.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/15/00802

subject to the following conditions

- 1 The site shall be restored in accordance with the approved the approved restoration scheme by the 31 December 2016..
Reason: To comply with Section 51 of the Planning and Compulsory

Purchase Act 2004.

1

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS site plan

Soil testing locations and topsoil area

Reason: - To ensure provision of a satisfactory development.