
Site Address: Southleigh Land Fill Site, Emsworth Common Road,
Havant

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, Emsworth Common Road.

Application No: APP/14/00683 Expiry Date: 24/07/2014

Applicant: Mr R Storey Team: Team 2
Economy, Transport and
Environment Department

Agent: Case Officer: Daphney Haywood

Ward: Emsworth

Recommendation:

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

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.

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 by a further year.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

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)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

English ()

Nature

Conserva

ncy Zone

Mineral ()
Extraction
Zone
Strategic ()
Gap
Wind ()
Turbine
Zone

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group No adverse comments
Development Engineer No [adverse comments to the application](#)

6 Community Involvement

Publicity for this application has been carried out by HCC.

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Effect on the character of the area
- (iii) Highways 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. .

((ii) Effect on the character of the area

The restoration works are necessary to ensure a proper conclusion to the landfill activity. The works have been delayed due to a shortage of restoration materials in the area and the contractor going into receivership. 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 raised no objection

8 Conclusion

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

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/14/00683

subject to the following conditions

- 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.