

VARIATION OF OPERATING HOURS

AQUAVITRUM EASTLEIGH FACILITY

**6 Riverside Industrial Park, Conegar Road,
Eastleigh, SO50 6RQ**

**Continuplan on behalf of Aquavitrum
March 2025**

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1.0 INTRODUCTION

- 1.1 This planning application is submitted to Hampshire County Council on behalf of Aquavitrum and was prepared by Continuplan. It seeks planning permission for the variation of Condition 4, Condition 11 and Condition 12 of planning permission CS/22/92808 to extend the permitted hours of operation and the requirements for measurement of noise to reflect those applied to similar nearby businesses for the site at Aquavitrum, 6 Riverside Industrial Park, Conegar Road, Eastleigh, SO50 6RQ.
- 1.2 Aquavitrum operates a successful glass recycling facility at this location and wishes to introduce more flexibility into their times of working to optimize how current contracts are delivered by opening the possibility to work longer shifts at times when this is necessary to process backlogs in unprocessed feedstock material. This facility is also regulated under an environmental permit which controls the method of working and places additional environmental controls in addition to the planning permission. No changes are required in respect of the environmental permit in the event planning permission were to be granted for this variation.

The applicant

- 1.3 Aquavitrum is a research, design and manufacturing company focusing on the recycling of low-grade packaging glass materials. Its niche is the ability to recover materials that others cannot, thus diverting materials from landfill.
- 1.4 Aquavitrum currently targets problematic sub 50mm glass fines which are of lower quality such that they cannot be used in remelt applications. The process produces a good quality, clean, BS EN certified sand product, reducing the need for importing or dredging such material. It also diverts residual waste from landfill.

2.0 THE APPLICATION SITE AND SURROUNDINGS

- 2.1 This section provides an overview of the existing physical and environmental characteristics of the site and its surroundings, and its relevant planning history.

Site Location

- 2.2 The application site is located within Riverside Industrial Park, Eastleigh, to the south-east of Tower Industrial Estate. The site has an area of 0.63 hectares, is relatively flat, and is an allocated employment site in the adopted Eastleigh Borough Local Plan.

Surrounding Area

- 2.3 To the south-west of the Application Site is the Eastleigh to Fareham railway line, and beyond that open fields. To the north-west is also currently open fields, this area has an extant planning consent for an Energy Recovery Centre, and was recently granted planning permission for a MRF. To the immediate north-east and east are Blaze Construction and Utili-light which operate under the B8 planning permission of which the Aquavitrum land previously formed a part. The land further to the north is occupied by a Waste Water Treatment Works. Southampton Airport is located approximately one kilometre to the south-west.

Access

- 2.4 The site is served by a single vehicular access which ultimately emerges onto Chickenhall Lane, after passing past the existing Industrial Estate and Waste Water Treatment Works. Chickenhall Lane has a junction with Bishopstoke Road (B3037) which runs west to east from Southampton Road (A335) to Botley Road. The A335 provides direct access to the strategic road network via Junction 5 of the M27 and junction 12 of the M3.
- 2.5 The site has been operational for a number of years and traffic to and from the site has been managed acceptably for this duration. There would be no anticipated changes to the volumes or types of vehicles that access the site as a result of the grant of permission for the extended operating hours.

Water Environment

- 2.6 There are no watercourses in the immediate vicinity of the site. The nearest watercourse is the River Itchen which is approximately 200m to the east. The whole of the site lies within Flood Zone 1 and does not flood. Flood Zone 1 is defined as land which could be at risk of flooding from fluvial flood events with less than 0.1% annual probability of occurrence i.e. considered to be at 'low probability' of fluvial flooding.
- 2.7 The site is not within, or near, any groundwater source protection zones.

Landscape and Visual

- 2.8 Nationally the Site lies within NCA 128 South Hampshire Lowlands, although the site is allocated as employment land and in terms of local landscape character, it is included within the Eastleigh Urban Area.

Residential Receptors and Rights of Way

- 2.9 There are no residential properties located within the immediate vicinity of the site. The nearest properties are Chickenhall Cottages (approximately 400m north-west) and 175 Campbell Road (approximately 450m west).
- 2.10 There is a footpath (The Itchen Way) which runs in a north to south direction close to the eastern boundary of the wider industrial estate, which is unaffected by the proposals.

Nature Conservation

- 2.11 The Application Site is not subject to any statutory or non-statutory nature conservation designations. The closest such designation is the River Itchen SSSI which at its closest point is located approximately 50m to the south of the Application Site on the opposite side of the railway line. The River Itchen SAC is located approximately 170m east of the Application Site. No part of the designations will be affected by the proposals.

Cultural Heritage/Archaeology

Scheduled Monuments and Listed Buildings

- 2.12 There are no Scheduled Monuments or Listed Buildings in the vicinity of the Site.

Other Historic Designations

- 2.13 There are no other features of historical significance in the vicinity of the site.

Planning Policy Designations

- 2.14 The site forms part of a much larger Employment Allocation in the EBLP and Policy E6 and E6(2b) of the Plan apply. The site is within a Minerals Safeguarding Area in the HMWLP. The site forms part of an area allocated for employment use in the adopted Local Plan.

Planning History

- 2.15 The glass recycling facility operates under planning permission CS/22/92808. The nearby land (of which the Aquavitrum site used to form a part) in the wider industrial estate benefits from planning permission for *“Open storage use with ancillary offices, storage buildings and vehicle wash facility, and associated access, parking, drainage and landscaping”* (F/17/81397) granted by Eastleigh Borough Council in 2018.

Table 2.1 Planning History of Site (white) and Adjoining Landholding to North-West (grey)

Application	Description	Decision	Decision Date
CS/22/92463	Development of a Material Recycling Facility and Associated Infrastructure	Granted	24 Nov 2024 (Hampshire CC)
CS/22/92808	Glass Recycling Facility, along with ancillary works	Granted	25 Apr 2023 (Hampshire CC)
F/21/91325	Flexible energy generation site and associated infrastructure (on land south of Eastleigh Sewage Works)	Granted	20 Jan 2020 (Eastleigh BC)
DC/18/83687	Application for Discharge of Conditions 4, 5, 6, 7 and 16 and Partial Discharge of Condition 3 of planning permission F/17/81397	Partial Discharge	09 Jan 2021 (Eastleigh BC)
DC/18/83234	Application for discharge of conditions 4, 8, 9, 11, 12, 13, 14, 15, and 23 of F/17/81397	Granted	12 Jun 2018 (Eastleigh BC)
F/17/81397	Open storage use with ancillary offices, storage buildings and vehicle	Granted	15 Mar 2018 (Eastleigh BC)

	wash facility, and associated access, parking, drainage and landscaping		
S/13/73507	Erection of an Energy Recovery Centre (comprising an Advanced Conversion Technology (ACT) 8-12 MWe pyrolysis plant and an Anaerobic Digestion 2-3 MWe facility with an integrated education centre) and a 1 MWe Photovoltaic Solar Array together with access, landscaping and associated works.	Granted	15 Nov 2014 (Hampshire CC)

3.0 DESCRIPTION OF DEVELOPMENT

General Description

- 3.1 The recycling facility accepts Material Recycling Facility (MRF) household container glass, that has been mixed with other clean recyclates and collected at the kerbside. The material is separated offsite in third party MRF processes, and delivered to Aquavitrum in bulk for cleaning and final processing back into recycled glass products. The facility produces an aggregate sand product which is used in a range of construction uses.
- 3.2 The operations consist of an external glass recycling plant, a storage and office building, concrete storage bays, washdown/fuel areas, a weighbridge and ancillary equipment; and parking areas
- 3.3 The facility has a maximum capacity of 72,000 tonnes of waste container glass per annum, with an estimated average capacity of c. 40,000 tonnes per annum. The facility is designed to have 20 tonnes per hour throughput capability. There is a maximum of 5,000 tonnes on-site storage capacity.
- 3.4 The operation is very similar to many B2 (General Industrial) uses, by virtue of the fact the feedstock is a clean, part processed, and sorted glass. However, at the point the raw materials arrive on the site they are still considered to be a waste by virtue of regulatory systems which apply. Therefore, the operation was considered to be a County Matter for development planning purposes.

Description of the Proposed Development

- 3.5 The proposal is to extend the currently permitted operating hours to allow for greater flexibility in the operation of the business, which are currently 07:00 to 18:00 Monday to Saturday. No working takes place on Sundays or Public Holidays. It is also proposed to update the criteria in conditions 11 and 12 to reflect the acceptable modelled noise levels.
- 3.6 The proposed hours of operation are from 06:00 – 23.00 every day.
- 3.7 The previous B8 planning permission (F/17/81397) for the site on which the glass recycling facility operates did not place specific limits on noise, although a noise assessment was required to be approved. The hours of operation permitted under the previous planning permission were 06:00-21:00 Monday to Friday and 08:00-18:00 on Saturday for access by vehicles with a gross weight exceeding 7.5 tonnes (unless otherwise agreed under a management plan, which does allow for HGV movements outside these hours where operationally necessary), but 24 hour operations 7 days per week were permitted on the site itself.

Blaze Construction

- 3.8 Blaze Construction is located immediately to the north-east of Aquavitrum and operates on a 24 hour basis under planning permission F/17/81397. This places the following restrictions on the operations through conditions:
- 3.11 Condition 24 states that no vehicles over 7.5 tonnes shall enter or exit except between 06:00 and 21:00 Monday to Friday and between 08:00 and 18:00 on Saturdays.
- 3.12 Condition 18 required the submission of a noise management plan, but placed no specific limits on noise, other than to comply with a scheme approved under the planning condition.

Utili-light

- 3.13 Utili-light operate on the land adjacent to Aquavitrum immediately to the east. Utili-light operate under the same 24 hour planning permission as Blaze Construction, albeit with certain restrictions on the time of access by HGVs.

Veolia and Clean Power

- 3.14 In November 2014, Clean Power obtained planning permission S/13/73507 for an energy recovery centre, and HCC consider the permission has been implemented, although the facility is yet to be constructed. The permitted facility would be located close to Aquavitrum on vacant undeveloped land immediately to the north-west. It would be much closer to residential properties at Chickenhall Cottages, and slightly closer to 175 Campbell Road than Aquavitrum. The facility has planning permission to operate between 0700-2200 Monday to Friday, and 0700-1500 on Saturdays.
- 3.15 Recently, Veolia have been granted planning permission CS/22/92463 for the construction of an MRF on this land. This permission is subject to the following controls.
- 3.16 Condition 6 states that the development hereby permitted can operate 24hrs a day, Monday to Saturday. There shall be no working on Sundays and recognised Public Bank Holidays.
- 3.17 Condition 7 states that during operational hours (as set out in condition 6), Heavy Goods Vehicles shall only access the site between 07.00hrs and 19.00hrs.
- 3.18 Condition 14 states that the Rating Level of noise from the premises shall not exceed five decibels below the lowest measures Background Sound Level at the closest noise-sensitive receptors (including Chicken Hall Cottages and dwellings on Campbell Road). The operator shall take such measures as may be necessary to ensure that the above specified Rating Level (noise limit) is not exceeded. In accordance with BS 4142: 2014 "Method for rating and assessing industrial and commercial sound".

Waste Water Treatment Works

- 3.19 This works does not require planning permission, and is understood to operate on a 24 hour basis, seven days per week. The Waste Water Treatment Works is significantly closer to residential properties at Chickenhall Cottages than Aqua Vitrum, and slightly further from 175 Campbell Road. The Waste Water Treatment Works operates without planning controls over noise levels or vehicular traffic.

Plant and Equipment

- 3.20 The existing plant and equipment will continue to operate in accordance with the existing extant planning permission.

Vehicles and Parking

- 3.21 The vehicular traffic associated with the site and the parking arrangements would remain as existing.

Lighting

- 3.22 The lighting of the site would remain as currently approved. No new lighting is proposed to be installed as part of this proposal.

Drainage

- 3.23 The drainage arrangements for the site would remain as existing.

Boundary Treatments

- 3.24 The boundary treatments for the site would remain as existing.

Employment

- 3.25 The business currently employs approximately 8fte staff on the site itself and in the wider operations (such as logistics). The planning permission for the extended operating hours would secure these existing jobs and allow for the flexible operation of the business.

4.0 PLANNING POLICY

Introduction

- 4.1 This section reviews the relevant planning policy for determining this application, and sets out the salient issues in respect of the decision making process.

Development Plan

- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of a planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3 The Development Plan for this application is the Hampshire Minerals and Waste Plan Adopted October 2013 and the Eastleigh Borough Local Plan 2016-2036 (adopted April 2022).
- 4.4 The HMWLP is undergoing a partial update, and went through an Examination process in 2025. At the time of writing the Emerging Plan is subject to consultation on the Proposed Modifications following the Examination. The Emerging Plan is a significant way through the preparation process and will be a material consideration in the decision making process on this planning application.
- 4.5 The Eastleigh Local Plan is in the early stages of a review. The Issues and Options and call for site consultations were undertaken in late 2024/early 2025.

National Planning Policy Framework

- 4.6 The National Planning Policy Framework (NPPF) as revised in Feb 2025, sets out the Government's planning policies for England and how these should be applied. The NPPF must be taken into account in preparing the development plan, and is a material consideration in planning decisions.
- 4.7 The NPPF states that at the heart of the Framework is a presumption in favour of sustainable development, which means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of the NPPF's policies provide a clear reason for refusing the development, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

National Planning Policy for Waste

- 4.8 National Planning Policy for Waste was published in 2014 and is a material consideration in the determination of planning applications which involve the management of waste. This policy document sets out detailed waste planning policies for achieving the government's ambitions to work towards a more sustainable and efficient approach to resource use and management, and should be read alongside the NPPF.

Salient Planning Issues

- 4.9 The planning application is for an extension to the operating hours for a successful local business, which is making an important contribution to Hampshire's aggregates need by recycling waste glass into products suitable for this purpose.
- 4.10 The salient planning issues which it is necessary to evaluate are considered to be:
- The economic benefits of the extension in the operating hours for the wider economy, and in the creation of future new jobs at the site itself.

- Whether the site could continue to operate acceptably in respect of impacts on local communities and the environment under the more flexible operating times.
- Whether the operations are economically beneficial and generate additional employment.

4.11 These issues, and others, together with the planning policy context are covered in the following two sections.

5.0 POLICY SUITABILITY – PLANNING PRINCIPLES

- 5.1 This section addresses the suitability of the site for the operations in principle, in respect of the Development Plan and other material considerations. The potential for both positive and adverse impacts on local communities and the local environment, and the need for these to be managed to ensure these impacts remain within acceptable levels, and that appropriate regulatory controls remain in place are covered in more detail in section 6.

Need for Extension of Operating Hours

- 5.2 The current operations are restricted to specific times as set out previously in Section 3. The currently permitted operating hours sometimes result in operational difficulties. Although the total volumes of material are proposed to remain as currently permitted (as a result the vehicle movements will remain as existing), increased flexibility in the timing of deliveries and operation of the processing plant will result in greater operational efficiency.
- 5.3 Sometimes inconsistencies in the volumes delivered or operational issues (for example plant breakdown or maintenance) lead to increased levels of unprocessed raw materials needing to be stockpiled on site. If the permitted operating hours are extended it would result in the ability to process more glass feedstock into a final recycled product by operating a longer shift during periods when this is necessary.
- 5.4 Furthermore, the ability to receive deliveries earlier and later than currently permitted would allow the vehicle movements to be spread over a longer period, resulting in fewer movements per hour, and the ability to avoid HGV movements during peak hours where practical. The additional flexibility will allow the logistics aspects of the business to operate more efficiently and with lower environmental impacts.
- 5.5 Should planning permission be granted, this will facilitate the recycling of similar volumes of material into a recycled aggregate product as currently, but in a more environmentally and financially efficient way.
- 5.6 Emerging HMWLP Policy 18: Recycled and secondary aggregates development, states that *“Recycled and secondary aggregate production will be supported by encouraging investment and further infrastructure to maximise the availability of alternatives to marine-won and local land-won sand and gravel extraction. Development capacity will be supported to deliver the requirements of Policy 17 (Aggregate supply – capacity and source) and to maximise the recovery of construction, demolition and excavation waste and to encourage production of high-quality recycled/secondary aggregates. A minimum capacity will be maintained of at least 1.8Mtpa to support production.”*
- 5.7 Policy 25 of the HMWLP aims for net-self-sufficiency in waste movements and to divert 100% of waste from landfill. It states that all waste development should encourage waste to be managed at the highest achievable level in the hierarchy, reduce the amount of residual waste sent to landfill, and be located near sources of waste or markets for its use. Furthermore it states that *“provision will be made for the management of non-hazardous waste arisings with an expectation of delivering at least 65% recycling, and 95% diversion from landfill.*
- 5.8 The continued operation of the site under more flexible working hours will facilitate this objective, by supporting the production of a construction aggregate from waste glass produced by Hampshire households, and the proposal fully accords with Policies 18 and 25 of the emerging HMWLP.

Suitability of the site location

- 5.9 The site is located on an existing industrial estate and Policy 29 of the HMWLP (and 28 of the emerging Plan) state the development to provide recycling, recovery and/or treatment of waste will be supported on suitable sites on suitable industrial estates.
- 5.10 The Application Site has been identified for economic development in the Eastleigh Local Plan and the impacts of developing this site have been fully assessed through the extant planning permission. The site is designated in the EBLP as S2 – Urban Edge and is an allocated employment site where policy E6 and E6(2b) apply.
- 5.11 Policy S2 addresses the approach to new development, including that the Council will promote the delivery of a minimum of 103,500m² of new employment development) of which 56,800m³ will be E(g) (i)/(ii) development) in the period 2016-2036. The site is within the designated urban edge within which there is a presumption in favour of new development, subject to the policies of the Plan.
- 5.12 Policy E6 addresses development proposals at the Eastleigh Riverside location. Aquavitrum is situated within the area covered by 2(b) of Policy E6 which states:
- b. land south of the sewage works as defined on the policies map should be developed for B2 and/or B8 uses, including waste management uses such as:*
 - i. Sorting and recycling of waste materials including rail aggregates;*
 - ii. Generation of renewable energy from waste materials (other than by incineration), e.g. by anaerobic digestion. The possibility of a combined heat and power plant serving other parts of Eastleigh River Side should be explored.*
- 5.13 The site is already in operation, and the neighbouring land uses are predominantly industrial which are fully compatible with the proposed facility and the site is well removed from sensitive receptors. The principle of the operations currently undertaken at the site therefore fully accords with the Development Plan
- 5.14 The site is within a Minerals Safeguarding Area, but the proposals will have no impact on the objectives of this designation because they do not involve any built development, and in any case both the site itself and the surrounding land are allocated for future employment uses.

Amenity impacts

- 5.15 All waste recycling has the potential to cause issues in respect of amenity, however management and oversight can ensure that all impacts are kept within acceptable levels. Particularly important in respect of a secondary aggregate processing operation such as this, is the effective management of noise. The site already has an existing planning permission for secondary aggregates recycling and so any impacts on amenity need to be considered in this context purely in respect of the potential for impacts at other times of day.
- 5.16 There are a range of development management policies which need to be considered in the context of amenity (and of noise) which are addressed in the following section of this statement, along with (briefly) other unaffected environmental factors.
- 5.17 The proposals fully accord with the Development Plan in these respects, and it is intended that the existing planning conditions (other than those which are proposed to be varied) attached to planning permission CS/22/92808 for the recycling facility will continue to apply. All of the potential impacts of these operations will continue to be managed within acceptable levels, and as a result the location remains suitable.

The Economy and Employment

- 5.18 Policy DM15 of the Eastleigh Borough Local Plan states that employment proposals will be supported on safeguarded existing employment sites. The site identifies that B2, B8 or E(g) (ii)/(iii) uses will be permitted and exceptionally other employment uses provided that they would not have a significant impact on the continued primary use of the site and it does not cause significant harm to highway safety or to the amenities of the area or to local residents.
- 5.19 In this location special policy E6 also applies, which states that the Borough Council will promote the regeneration of Eastleigh River Side through the redevelopment of existing industrial premises and new development off Chickenhall Lane. Policy E6 also specifically states that proposals for waste management uses will be acceptable within this area.
- 5.20 The NPPF states (para 85) that *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”* The economic benefits which result from developments are therefore a highly important planning consideration.
- 5.21 This development of the glass recycling facility has resulted in the creation of 8 fte jobs which would either be lost or relocated if the operations have to cease. The operations also have beneficial impacts in growing the Circular Economy and will create jobs and other economic benefits when the recycled aggregates produced are used.

6.0 COMMUNITIES AND THE ENVIRONMENT

Introduction

- 6.1 This section sets out a summary of the potential impacts on local communities and the environment and explains how these will be managed so they remain within acceptable levels.

Noise

- 6.2 Adopted Policy 10 of the HMWLP (and emerging Policy 11, which addresses the same issues and is worded in a similar way) requires that waste development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts, including in respect of noise or vibration.

Policy 10: Protecting public health, safety, amenity and well-being

- 6.3 Policy 10 is relevant in respect of local environmental and amenity impacts. Policy 10 states that:

“Minerals and waste development should not cause significant adverse impacts on public health, safety, amenity and well-being.

Minerals and waste development should not:

- a. release emissions to the atmosphere, land or water (above appropriate standards);*
- b. have a significant adverse impact on human health or well-being;*
- c. cause significant adverse noise, dust, lighting, vibration or odour;*
- d. have a significant adverse impact on air quality;*
- e. have a significant adverse visual impact;*
- f. potentially endanger aircraft from bird strike and structures;*
- g. cause a significant adverse impact on public safety safeguarding zones;*
- h. cause a significant adverse impact on:*
 - i. tip and quarry slope stability; or*
 - ii. differential settlement of quarry backfill and landfill; or*
 - iii. subsidence and migration of contaminants;*
- i. cause a significant adverse impact on coastal, surface or groundwaters;*
- j. cause a significant adverse impact on public strategic infrastructure;*
- k. cause a significant adverse impact on the public highway, including the public rights of way network;*
- l. cause a significant adverse cumulative impact arising from the interactions between minerals and waste developments, and between mineral, waste and other existing forms of development.*

All mineral proposals and, where relevant, waste proposals will need a Health Impact Assessment. Opportunities for enhancing health, safety, amenity and well-being are encouraged including multi-functional benefits.”

- 6.4 Policy E6(g) of the EBLP is also relevant, which states that: *“The residential amenities of the occupiers of dwellings in Barton Road, Campbell Road and Southampton Road must not be adversely affected by activities in adjoining industrial areas, including through noise, light, air pollution, traffic generation or hours of working;”*
- 6.5 A Noise Impact Assessment (Appendix 1) was conducted by Nova Acoustics to which measured the noise generated on site, and models this to reflect its likely impact based upon the measured background noise levels at the nearest properties over the whole of the period when the site is proposed to operate. The dominant sources of noise in the locality (Section 2.2) are the M27 motorway, aircraft associated with the airport, and NTS Cleansing Services (located to

the north east) and HWM Group.

- 6.6 The assessment concluded that the model indicates noise emissions from the proposed site may very marginally exceed the level currently required by condition 11, which is 5dB below the background noise level. However, it should be noted that these exceedances are marginal, occurring only at Chickenhall Cottages, and then only 1dB above the criteria when rounded to the nearest whole number. These exceedances are assessed as minor and do not necessarily signify noise impact when considering the subjective impression. At Chickenhall Cottages, current site operations were considered inaudible, and the measured ambient and residual sound levels support this observation, along with comments made by some residents who were unaware of the site's presence.
- 6.7 Additionally, the noise levels at both properties (Chickenhall Cottages and 175 Campbell Road) would remain 4 dB and 3dB below the existing background noise, respectively. This is an indication of low impact in line with the guidance provided in BS4142.
- 6.8 Based on the assessment it was concluded that based on the above, noise levels at the two nearest NSRs suggest a low chance of adverse impact, dependent on context, according to BS4142. The assessment outcome is considered to be below the 'No Observed Adverse Effect Level' ('NOAEL') as defined by the NPPF and NPSE – which means that there is no detectable effect on health and quality of life due to the noise. As a result, no additional mitigation measures are deemed necessary, and the proposed change in hours of operation would likely result in similar impacts in respect of noise experienced at the nearest residential properties as is currently the case. It is further noted that the adjacent sites at Blaze Construction and Utili-Light already have planning permission for 24 hour operations on the sites themselves. Furthermore, both the Waste Water Treatment Works and the adjacent Veolia MRF (when constructed) also operate on a 24 hour basis.
- 6.9 In the light of the above the operations are considered to accord with Policy 10 (and emerging Policy 11) of the HMWLP, and Policy DM8 and E6(g) of the EBLP.

Biodiversity Net Gain

- 6.10 Biodiversity net gain (BNG) does not apply to the variation of conditions (Section 73 applications) where the original permission which the Section 73 relates to was granted before 12 February 2024. This application is therefore exempt from BNG by virtue of the fact the planning permission to which this S73 application relates was granted in 2022.
- 6.11 Even were it to be the case that the original planning application was made/permission was granted after the 12 February 2024, BNG would still not apply because the development (which relates purely to extending the operating hours) would be exempt on the basis it does not impact on any priority habitats, and has no impact on on-site habitat (the whole site is previously developed under the extant planning permission), or on any linear habitats such as hedgerows.

Other Impacts

- 6.12 Other than the potential for the generation of noise from the operations over a more extended period which has been assessed as remaining within acceptable levels, no other environmental impacts are anticipated as a result of planning permission being granted.
- 6.13 The development will not result in any increase in vehicle movements when compared with the current operation. The purpose of the extended operating hours is to allow materials to be managed more flexibly over the course of a working day, and to provide the potential for an extended shift system to be introduced on an ad hoc basis to better manage peaks in demand or holiday periods. This will mean the same number of vehicle movements can be spread over a longer period, meaning fewer movements per hour overall, and an increase in opportunities

to time deliveries to avoid peak traffic hours, contributing to reducing congestion on the wider road network.

- 6.14 Consequently, the development would not result in any material impact, and the existing controls on the maximum number of vehicle movements which are applied under planning permission CS/22/92808, including condition 16, would remain in place.
- 6.15 Furthermore, no changes to any impacts in respect of air quality, water environment, landscape and visual impact, ecology or cultural heritage would be expected.

7.0 CONCLUSIONS

- 7.1 The NPPF states at paragraph 39 that planning authorities should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 7.2 In this case there are clear planning benefits from the proposal, which include:
- i) It supports the continued operation of a facility producing secondary aggregates, reducing the demand for primary aggregates and safeguarding these resources for alternative uses.
 - ii) It supports the more effective management of waste glass in Hampshire, and ensures that more of this material continues to be managed higher in the waste hierarchy.
 - iii) The continuation of the operations will secure 8 fte jobs as well as maintaining wider indirect economic benefits.
 - iv) The site where the operations are undertaken is sustainably located and subject to design and management controls, which means all the resulting impacts will continue to be maintained within environmentally acceptable levels.
- 7.3 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The information set out earlier in the statement sets out why this proposal clearly accords with the development plan and would not result in unacceptable adverse environmental or other impacts, and therefore planning permission for the extended hours of operation should be granted.

APPENDIX 1 – Noise Impact Assessment