

DECISION-MAKER:	CABINET
SUBJECT:	HAMPSHIRE MINERALS AND WASTE PLAN: SUBMISSION
DATE OF DECISION:	24 OCTOBER 2011
REPORT OF:	CABINET MEMBER FOR ENVIRONMENT AND TRANSPORT
STATEMENT OF CONFIDENTIALITY	
None	

BRIEF SUMMARY

The Minerals and Waste Plan (including Proposals Map) will guide the determination of planning applications for such facilities across Hampshire, including Southampton.

RECOMMENDATIONS:

- (i) To approve the Hampshire Minerals and Waste Plan, as Appendix 1, for public consultation and submission to the Secretary of State.
- (ii) To delegate to the Head of Planning and Sustainability, following consultation with the Cabinet Member for Environment and Transport, to make changes to the Plan prior to its submission; or to recommend changes to the examination inspector; provided these are minor changes or changes which do not affect Southampton.

REASONS FOR REPORT RECOMMENDATIONS

1. To enable formal consultation on the Plan and for its submission to the Secretary of State.
2. To enable minor changes to be made either prior to consultation on the Plan; in response to comments made during the consultation period; or in response to issues that arise during the examination. The Council will help prepare evidence statements for the examination.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

3. It is a statutory requirement to produce the Plan.

DETAIL (Including consultation carried out)

4. The Plan is being prepared jointly by the Council with Hampshire County Council, Portsmouth City Council, and both the New Forest and South Downs National Park Authorities. The Plan looks forward to 2030.
5. The process for preparing the Plan is as follows:
 - February / March 2011 – informal public consultation was undertaken. A brief summary of responses is provided at Appendix 2.
 - November – December 2011 – formal written representations on the Plan.
 - Early 2012 – submit plan to the Secretary of State for public examination.
 - Spring 2012 – public examination to consider the representations. Chaired by an independent Inspector, whose recommendations are binding.
 - Summer 2012 – adoption of Plan (requires approval by full Council).

6. This report focuses on the key issues for Southampton. A copy of the Plan is attached as Appendix 1.

Minerals

7. The Plan aims for a supply of aggregates, totalling 5.56 million tonnes per annum (mtpa), to provide building materials to support Hampshire's economy. It seeks a steady supply and prioritises where possible, the use of recycled or marine dredged aggregates over land won aggregates. It sets a target that sufficient wharf capacity is retained to supply 2 mtpa of marine dredged aggregates, which allows for an increase over the current supply.
8. Marine dredged aggregates are landed at wharves in South Hampshire. Southampton's River Itchen wharves supply approximately half of the sand and gravel needed to support development in South Hampshire.
9. The Plan safeguards these wharves from redevelopment and incompatible nearby development. It seeks to maximise the use of the wharves, supporting appropriate extensions. However, the Plan recognises the strong potential these sites have for waterside regeneration. It supports the redevelopment of a wharf if there are strong reasons to do so, or if the wharf is no longer needed or can be relocated. This reflects the aims set out in Southampton's strategic planning document, the Core Strategy.
10. The Plan explains that the existing wharves provide sufficient capacity at present to meet needs through the plan period. However, it explains that this will be monitored to test whether wharves continue to meet the needs of the marine aggregates industry, or whether alternative more modern wharves are needed.
11. The Plan sets out issues for the long term. It recognises that opportunities might arise in Southampton Water, on land identified by the Port of Southampton Master Plan or on military port land, to provide a new wharf. Consequently, such land is safeguarded so that its use for a minerals and / or waste wharf can be considered, should it become available.
12. The Plan makes provision for land won sand and gravel extraction based on maintaining the past rate of sales and a 7 year land bank of sites. It identifies sites to meet most of this need through to 2030. The nearest site to Southampton is Hamble Airfield.
13. The Plan also safeguards mineral resource areas from sterilisation. Development would not be permitted unless prior extraction of the mineral takes place, or it can be demonstrated that the mineral should not be extracted. Small parts of the City are covered by these areas at Stoneham / Mansbridge and the eastern edge of the city.
14. The Plan also includes policies for other minerals (clay, chalk, oil and gas).

Waste Management

15. The overall aim, where possible, is to manage waste in the following order of priority: reduce; re-use; recycle; recovery; and only landfill as a last resort. The target is to achieve a 60% recycling rate and divert 95% of waste from landfill by 2020. This involves providing for at least 250,000 tonnes per annum of additional recycling and 400,000 tonnes per annum of additional recovery capacity. The aim is to provide sufficient facilities for Hampshire to

achieve net self sufficiency in the management of waste; to focus facilities, where possible, close to the source of waste (eg urban areas); and where possible to co-locate new facilities next to existing waste sites.

16. The Plan supports appropriate low carbon energy from waste plants. It also includes policies to control specialist forms of waste (eg construction waste; landfill [non hazardous and hazardous / low level radioactive] and liquid waste). The Plan does not make provision for London's waste.
17. The types of new waste management uses that might be needed across Hampshire include for example: enclosed transfer stations and material recycling facilities, scrap metal yards, anaerobic digestion plants, facilities for the dis-assembly of electrical equipment, and energy from waste plants.
18. The Plan does not allocate specific sites for waste management use (except for 2 landfill sites). However, it sets out the types of location where waste management uses will generally be supported. This includes suitable industrial areas or similar previously developed land. The indicative spatial diagrams indicate the Southampton area as being suitable for waste management, including waste transfer, recycling and recovery.
19. Publically available background documents do identify sites which are potentially suitable. These documents do not have 'plan status', and specific proposals (on these or other sites) will be assessed further at the planning application stage to test their acceptability. The sites identified in Southampton as potentially suitable are as follows:- (we require some additions to the background documents prior to submission to ensure they fully reflect the approach set out below. It is understood the County Council agree with these amendments).

Port – Western Docks (New site). Map ref: 1 (Appendix 3)

Suitable for an appropriate renewable energy plant using a suitable technology and fuel, to generate electricity and heat. A facility should be of a scale and design which respects the surrounding area; receive fuel (eg biomass) predominately by ship; and meet environmental and pollution standards. The site is the subject of a proposal from Helius, which will be considered by the Infrastructure Planning Commission. The site is potentially suitable for a wide range of other waste management uses, but in practice these will be limited by the requirement that they are related to the Port.

Additions required to emphasise: in principle support only for "appropriate" energy plants; the nearby air quality management area; an appropriate relationship between a proposal and the surrounding area.

Princes Wharf (existing site). Map ref: 2 (Appendix 4)

Safeguard the metal recycling wharf. This lies in the wider Drivers Wharf area which has the potential for waterfront redevelopment. However the metal recycling facility is unlikely to move in the short to medium term. The facility makes a major contribution to the recycling and sustainable transport of waste by ship. The Plan recognises the importance of the wharves, but also of regeneration opportunities. It promotes some flexibility, recognising wharves can be redeveloped if they are no longer needed, or are relocated.

Redbridge Lane (greenfield site). Map ref: 3 (Appendix 3)

Millbrook (existing industrial area). Map ref: 4 (Appendix 3)

Empress Road (existing industrial area). Map ref: 5 (Appendix 4)

Central Trading Estate (existing industrial area). Map ref: 6 (Appendix 4)

Willments ship yard / Hazel Road (existing industrial area). Map ref: 7 (Appendix 4)

Ashley Crescent (existing industrial area). Map ref: 8 (Appendix 5)

In general these sites are identified as suitable for enclosed facilities.

Some sites are also likely to be suitable for more open uses which already operate in parts of the city, such as aggregate and metal recycling, or a household waste recycling centre; or for an appropriate energy from waste facility. Individual proposals will be assessed on their merits. Whilst the Plan will support waste management facilities on existing industrial areas if they are proposed, this will not prevent their continued use for general industry.

Woolston Waste Water Treatment Works (existing). Map ref: 9 (Appendix 5)

Southern Water is currently assessing the options for this site: to upgrade in situ or relocate (to Peel Common near Fareham, with a connecting pipeline). The background studies explain that odours from the current facility constrain the ability to fully develop the adjacent Centenary Quay site, and that any on site upgrade should meet higher standards to enable Centenary Quay to be fully developed.

Additions required to emphasise: that any on site upgrade should enable Centenary Quay to be full developed.

20. The Plan safeguards existing major waste management facilities from redevelopment and incompatible nearby development, including household waste recycling centres, major waste transfer, aggregate recycling, sites with potential for expansion or good transport links, specialist or other major facilities handling 50,000 tonnes per annum. However redevelopment will be supported where there is a strong justification, or the facility is no longer needed or is relocated. The Plan's Appendix recognises that Southampton's household waste recycling centre is being relocated from Town Depot to Dock Gate 20.

Development Management policies

21. The Plan includes policies to manage and control minerals and waste development. Proposals should:-
- (a) Promote high quality design, and not cause undue adverse visual impact;
 - (b) Avoid generating inappropriate pollution, including particulates, noise, dust, light, or odours; and include appropriate restoration where necessary;
 - (c) Have satisfactory road access (and where appropriate, support movements by rail or sea);
 - (d) Mitigate and adapt to the effects of climate change, including flood risk;

- (e) Protect habitats and wildlife;
- (f) Protect landscapes, the countryside, the best agricultural land and heritage;
- (g) Where necessary make contributions to mitigate impacts (eg transport infrastructure, habitat protection, etc); and
- (h) Promote community involvement.

RESOURCE IMPLICATIONS

Capital/Revenue

22. Southampton City Council contributes 14% of the cost of producing the Plan, £66,200 in 2011/12. This is covered by the existing Planning Policy budget.

Property/Other

23. The Council has land interests on the following sites and areas: Millbrook; Central Trading Estate; Town Depot; Stoneham.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

24. The report is prepared in accordance with sections 16, 17 and 19 of the Planning and Compulsory Purchase Act, 2004

Other Legal Implications:

25. None.

POLICY FRAMEWORK IMPLICATIONS

26. The Hampshire Minerals and Waste Plan will form part of the Council's policy framework and development plan. Planning applications have to be determined in accordance with the Plan unless material considerations indicate otherwise.

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KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	All
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SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	Hampshire Minerals and Waste Plan: Submission (including Proposals Map)
2.	Summary of responses to "Have Your Say Consultation", Feb 2011
3.	Proposed Minerals and Waste Sites (West) Plan
4.	Proposed Minerals and Waste Sites – Central Plan
5.	Proposed Mineral and Waste Sites (East) Plan

Documents In Members' Rooms

1.	None
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Integrated Impact Assessment

Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out.	Yes
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Other Background Documents

Integrated Impact Assessment and Other Background documents available for inspection at: Please contact report author.

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	A wide range of background studies have informed the preparation of the Plan. These include studies of the overall need for minerals and waste facilities; of the suitability of sites and industrial areas for waste management uses; of the need for wharves; for specialist facilities; and a full summary of representations. For more information contact the report author or see http://consult.hants.gov.uk/portal
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