

C.P.O.



# The Planning Inspectorate

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Your reference  
SCS/amb

Our reference  
T/APP/Z1700/A/92/203726/P8

Date 27 JUL 1992

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEAL BY J & W TIPPER HIRE LTD  
APPLICATION NO: W11763/02

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the failure of the Hampshire County Council to determine your client's application to vary condition 2 attached to a planning permission granted under reference W11763/01 for the recontouring and restoration of agricultural land utilising imported waste material together with associated works including erection of site control facilities and construction of haul roads at Raglington Farm, Shedfield, Southampton, Hampshire. I note that the application was originally submitted for the variation of conditions 2 and 3, but that the proposal to vary condition 3 was subsequently withdrawn. I have considered the written representations made by you and by the Council, those made by other parties, and also those representations made directly by other parties, including the Winchester City Council and the Shedfield Parish Council, to the Council which have been forwarded to me. I inspected the site on 17th June 1992.

2. Condition 2 states that the development shall not begin before 31st March 1993 or before the tipping of waste materials has ceased at the Wickham Vineyards site approved under planning permission No. W6257/12, whichever is the sooner. The proposed variation was a condition to state that the tipping operations shall not begin before the 1st June 1992. As this date has now passed, I am treating this appeal proposal as being for the removal of condition 2 from planning permission W/11763/01.

3. From my consideration of the representations made, it is evident that the main issue in this case is that of traffic generation, and the adequacy of the local road network to carry vehicles from both this site and the Wickham Vineyards site should the two be in operation at the same time. Planning permission was originally granted for the tipping of waste material on the Wickham Vineyards site for a period until 31st March 1992, but this has subsequently been extended to 31st March 1993. At the time of my visit to the site it would appear that operations on the Wickhams Vineyard site, although commenced, are not at present active.

4. Access into the appeal site will be from the A334, which, in this section, runs from the M27 passing through Botley to the west, and past the village of Shedfield and the junction with the B2177 to the east before joining the A333 which itself joins the A32 a little further beyond. Access to the Wickham Vineyards site is close by to the east on the opposite side of the road.



5. You have drawn my attention to a previous appeal decision in May 1992 relating to similar operations on this site. In that case the question of combined traffic flows from this site and the Wickhams Vineyard site was considered, and the Inspector concluded that the additional hourly flow would not be a significant increase in the context of the standard of the road and the existing traffic flows, bearing in mind that they would be for a temporary period. You also point out that the County Surveyor, when consulted on this proposed variation to condition 2, advised that in view of the limited duration of activities on both sites, the combined lorry movements proposed along the A334, and the previous Inspector's comments, there was an inadequate basis for a sustainable highway objection.

6. The Council nevertheless maintain that the A334 is not adequate to handle the combined traffic flows from both sites, pointing out that it passes through a sensitive conservation area in Botley to the west and arguing that the junction with the B2177 in Shedfield to the east is hazardous. They also refer to the recent review of the policy document "Lorries in Hampshire", which includes a re-designation of the A334 from a defined lorry route to normal A-road status, and point out that this has taken place since the previous appeal decision.

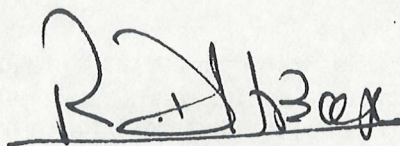
7. The Council were also concerned, at the time this appeal proposal was made, that extensive road works on the A334 relating to sewerage requirements would make it unsuitable for the additional traffic flow. However, it seems that these works have now been completed. The A334 is an A Class road of reasonable standard to carry a mix of commercial and private traffic. I am mindful of your reference to the guidance given in Circular 1/85 that conditions should not be imposed preventing the commencement of development for a period, and although this relates primarily to the question of land release, I consider that the same principle applies in this case. Bearing in mind the County Surveyor's comments that he would not consider the combined traffic flows from these two sites a significant increase, and the temporary nature of the operations, I consider that, notwithstanding the re-designation of the A334 as a defined lorry route, to delay the implementation of this development now permitted for any further period would be an unreasonable restriction upon your client's operations.

8. I have taken into account all other matters raised, but have found nothing which would affect the conclusions I have reached from my consideration of the main issues above.

9. For the above reasons and in exercise of the powers transferred to me I hereby allow this appeal and vary the planning permission No. W11763/01 for the recontouring and restoration of agricultural land utilising imported waste materials together with associated works including erection of site control facilities and construction of haul roads at Raglington Farm, Shedfield, Southampton, Hampshire, granted on 11th December 1991 by the Hampshire County Council by deleting condition 2.

10. This letter does not convey any approval or consent which may be required under any enactment, by-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

I am Gentlemen  
Your obedient Servant



R D Hiscox, MA (Oxon), Dip TP, ARICS, MRTPI  
Inspector