



Town and Country Planning Act 1990

To: Pro Vision
The Lodge
Highcroft Road
Winchester
SO22 5GU

Application No: **22/01797/HCS**

HCC Ref: WR228

For: Hampshire Waste Disposal Ltd

Date of Application: 3 August 2022

Hampshire County Council, as Waste Planning Authority, **refuses permission** for the following development in respect of the plans and particulars:

Development: **Retrospective planning application for a Waste Transfer Station (Sui Generis)**

Site address: **Avery B, Shedfield Equestrian Centre, Botley Road SO32 2HN**

Plans and particulars: **P0-01, P0-02, Figure 4 RevA**

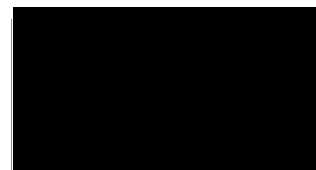
Reasons for Refusal

Planning permission is refused for the following reasons:

1. On the basis of the information submitted and notwithstanding the proposed mitigation, it is considered that the proposal is likely to result in landscape impact contrary to the requirements of Policies 10 (Protecting public health, safety and amenity) and 13 (High quality design of minerals and waste development) of the Hampshire Minerals & Waste Plan (2013), Policy CP13 (High Quality Design) of the Winchester City Council Local Plan Part 1 – Joint Core Strategy (2013) and Policy DM23 (Rural Character) of the Winchester City Council Local Plan Part 2 (2017);
2. The location of the proposal has not been adequately justified in terms of its need for being located in the countryside, contrary to the requirements of Policies 5 (Protection of the countryside) and 29 (Location of waste management development) of the Hampshire Minerals & Waste Plan (2013), Policy MTRA4 (Development in the Countryside) of the Winchester City Council Local Plan Part 1 – Joint Core Strategy

All enquiries should be referred to Universal Services, The Castle, Winchester, SO23 8UD

Tel: (01962) 846746 Fax: (01962) 847055



**Director of Universal
Services**
20 July 2023

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(2013)) and Policy DM10 (Essential Facilities and Services in the Countryside) of Winchester City Council Local Plan Part 2 (2017); and

3. On the basis of the information submitted, the development is contrary to the requirements of Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013) and Policy DM18 (Access and Parking) of the Winchester City Council Local Plan Part 2 (2017) as it does not have a safe and suitable access to the highway network and does not include suitable mitigation measures to mitigate any significant adverse effects on highway safety.

On the basis of the above reasons, the proposal is considered to be contrary Policy 1 (Sustainable minerals and waste development) of the Hampshire Minerals & Waste Plan (2013) as the proposal does not constitute a sustainable minerals and waste management development.

Notes to Applicant

1. In determining this planning application, the Waste Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant. However, in this case the proposal is contrary to policy and the impacts were regarded as unacceptable and would not be overcome. This approach has been taken positively and proactively in accordance with the requirement in the National Planning Policy Framework (2021), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. Important notes, including the rights of appeal, are set out on a sheet attached to this notice and you are advised to read these carefully.