

SECTION 2 – SITE DESCRIPTION

2.1 SITE DESCRIPTION

- 2.1.1 The Application Site (the Site) lies to the north of the B3272 Reading Road and is located between the settlements of Yateley to the west and Frogmore to the southeast. This is shown on figure MC3079/01.
- 2.1.2 It comprises an existing industrial facility, with a variety of existing buildings, structures and hardstandings.
- 2.1.3 The whole of the Site constitutes previously developed land and is currently used for a variety of independent industrial uses, including construction and demolition waste recycling and workshop uses.
- 2.1.4 Within this area, the building which is the subject of the Application forms the main built structure, occupying some 20% of the overall site area and forming a substantial high eaves industrial building located in the western part of the site. The Site as a whole covers an area of approximately 2.5 ha, with the proposal building covering an area of 0.45 ha.
- 2.1.5 The remainder of the Site contains a large area of concrete and other hardstanding with offices, welfare room, workshop, weighbridge and other facilities.
- 2.1.6 There is a good road access direct to the main road network. The access to the site is located on the southern boundary, directly off the B3272, via a short access road and existing road junction.
- 2.1.7 This links with the A30 to the south and runs north towards Yateley. The road forms one of the principal routes between Fleet, Camberley, Reading and surrounding settlements. The site lies in the northeast of Hampshire and is a short distance to the north of the A30 and M3 motorway. This also provides excellent access to the M25 to the east and M4 to the north.
- 2.1.8 The whole of the Site was formerly the main facility for the production of compost for Blue Prince Mushrooms. No mushroom growing took place at the site, which produced compost from imported waste horse bedding, manure and other materials. Since the closure of the composting operation, some limited composting operations and wood processing have been undertaken within the main building together with vehicle repair and storage.

- 2.1.9 Most current waste recovery and recycling operations occur within the yard area. The workshops within the site have been used for the repair and storage of plant and machinery both associated with the use and as an independent operation.
- 2.1.10 The site is surrounded on all sides by existing fencing or hedges/vegetation, with lakes and areas of wooded ground forming the edge of the Blackwater Valley to the north. There are open fields with strong hedge boundaries to the west and a small pond. To the east lie further agricultural fields with residential properties beyond.
- 2.1.11 To the south east of the site is a small group of houses at Sydney Loader Place with further houses extending east along Darby Green Lane.
- 2.1.12 Clark's Farmhouse is outside of the site but within the overall ownership of the Applicant and is occupied by the site manager. The house itself is Grade II listed as being of architectural and historic interest.
- 2.1.13 The land uses in neighbouring Yateley and Frogmore are predominantly residential, with a mix of employment and commercial uses in the vicinity.
- 2.1.14 Various industrial uses are located to the north of Yateley Lakes and a water treatment plant lies to the east of the lakes.