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Erection of a Waste Reception Building and changes to internal layout and permanent use of Units 1,2,3,4,5 & 8 for waste recycling and transfer activities Eversley Haulage Park, Brickhouse Hill, Eversley, Hook, Hants, RG27 0PZ

Planning Supporting Statement

R.COLLARD
Demolish • Dispose • Recycle

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1.0 INTRODUCTION AND BACKGROUND

1.1 R Collard Ltd (the Applicant) operates a very successful waste recycling and transfer operation from Units 1,2,3,4 and 8 of the established Eversley Haulage Park near Eversley. The operation employs in the region of 120 staff.

1.2 Units 1,2,3,4 and 8 have temporary planning permission for a range of waste management related activities including skip storage, aggregate and material crushing and screening and storage of construction and demolition waste. Units 2, 3 and 4 also benefit from temporary planning permission for a vehicle workshop, offices and weighbridge until the 31st December 2010. Some of the buildings within the application site have permanent permission and Units 1-8 obtained permanent planning permission via a Lawful Development Certificate, establishing B2 general industrial use[1]. The site is licensed to accept up to 120,000 tonnes of waste per annum.

1.3 It has become apparent that the layout of the application site is not allowing operations to take place as safely and efficiently as they could and operating outdoors provides poor working conditions for staff. However, the temporary planning permissions are acting as a disincentive to improving the site.

1.4 This planning application seeks permission to revise the internal layout of the application site and extend the operations into Unit 5 to incorporate additional space for skip storage. A new waste reception building is also proposed. These changes will enable the site to be operated more safely and efficiently and allow elements of the waste management operation to take place under cover.

1.5 The Applicant herewith submits a consolidated planning application for the following;

'Erection of a Waste Reception Building and changes to internal layout in Units 1,2,3, 4,5 & 8 and permanent use of Units 1,2,3,4,5 & 8 for waste recycling and transfer activities including the recycling and transfer of non putrescible construction, demolition, commercial, industrial & municipal waste'.

1.6 A Screening Opinion request was submitted to Hampshire County Council (HCC) on the 27th May 2009 to ask whether the County Council considered the development would require an Environmental Impact Assessment (EIA). On the 17th July 2009, HCC adopted their Screening Opinion which stated that they did not consider the proposed development required EIA.

[1] Lawful Development Certificate issued by Hart District Council on 26th October 1992 ref HDC/21956/CLE.

2.0 SITE DESCRIPTION

2.1 The application site is located at grid reference X478835.111 Y159173.442 and comprises 19230m^2 (1.923ha) within Eversley Haulage Park. Other industries within the Haulage Park include freight carriers and a transport depot for a metal recycling company.

2.2 Eversley Haulage Park lies approximately 7.4 kilometres to the south east of the town of Eversley. Access to the Haulage Park is gained via Fleet Road which is just off the A327. The A327 provides access north to Reading and south to Farnborough. The A327 also provides access to the A30 East to Basingstoke and West to Camberley and access to Junction 5 of the M3 motorway.

2.3 The application site is not covered by any landscape or ecological designations, however, it is adjacent to the Castle Bottom to Yateley and Hawley Commons Site of Special Scientific Interest (SSSI), which is part of Thames Basin Heath's Special Protection Area (SPA). The nearest house is at Hawkers Lodge, which is about 160 metres west of the site, on the far side of the A327.

2.4 Blackbushe Airport is less than a kilometre south east of the application site boundary and the Lafarge Eversley Quarry is less than 400m to the north east. The Cemex Bramshill quarry is located to the west of the application site, on the far side of the A327. The Cemex quarry now has a temporary permission for soil recycling.

2.5 Drawing 001 presents the Site Location Plan and Drawing 3 presents the planning application boundary and proposed site layout. The existing site layout is shown in Drawing EHY0710.

3.0 PLANNING HISTORY

Planning History

3.1 The applicant has operated the waste recycling and transfer business from Units 1, 2,3,4 and 8 Eversley Haulage Park for a number of years under the following temporary planning consents;

02/00677/CMA Use of land for the recycling of inert material to produce soils and secondary aggregates, including the installation and use of crushing and screening equipment" **Granted:** 25th October 2002.

03/01582/CMA An extension to the above temporary planning permission for Unit 4 was granted. **Granted:** 9th January 2004.

04/01305/CMA Use of Unit 4 and Unit 8 for the recycling of construction and demolition waste, including the replacement of portacabin offices, and the installation and use of a waste sorting plant. **Granted**: 21st October 2004

05/01493/CMA Unit 1 & 2 Eversley Haulage Park for "the use of land for the storage of secondary aggregates, recycled materials and skips for a temporary period to coincide with associated recycling activities on neighbouring land, plus the erection and use of replacement vehicle workshops". **Granted:** 29th September 2005. **Valid Until**: 31st December 2010.

08/00603/CMA Land at Unit 3 Eversley Haulage Park, for the "use of the site for a weighbridge, associated offices facilities and ancillary aggregates storage facility with the existing waste recycling facility at Unit 4".**Granted:** 25th April 2008**. Valid Until**: 31st December 2010.

3.2 In addition, the Eversley depot site has obtained permanent planning permission via a CLEUD, establishing B2 general industrial use.

4.0 EXISTING OPERATIONS

4.1 The existing waste recycling and transfer operation is licensed to receive up to 120,000 tonnes of construction and demolition waste from the applicant's local demolition and skip hire business. The waste recycling and transfer operations take place outdoors. The waste is separated into waste streams to allow the recyclable material to be recovered. Residual wastes which cannot be recycled are transported in bulk to landfill. The separated recyclable material is either processed on site to manufacture recycled products or transported off site to other R Collard production facilities or specialised recycling facilities.

4.2 The existing waste recycling and transfer operations currently use the following items of plant;

- Trommell screen;
- Picking station & associated conveyors and air blower (Shown in Photograph 1);
- Mobile crusher;
- Mobile wood shredder;
- 2-3 360^0 excavators; and
- A wheeled loading shovel.

4.3 Incoming waste is tipped into a designated waste reception area. Large recyclable items are removed by a 360^0 grab and placed in the relevant container or stockpile for that waste type. Photograph 2 illustrates storage bays and containers adjacent to the workshop. The remaining waste is then fed into the Trommel screen which screens out the fine waste. This fine waste is predominantly soil which is used as landfill cover. The larger waste from the Trommel screen moves from the screen to an air blower which separates light waste i.e. plastic and paper into a stockpile for disposal.

4.4 The remaining waste then proceeds to the picking station where recyclable waste is picked out by hand and placed into separate waste streams. Brick and concrete from the picking station are stockpiled and crushed to produce bulk fill aggregate for construction sites.

5.0 PROPOSED DEVELOPMENT

5.1 The proposed changes to the existing site layout are shown in Drawing 3 and will be as follows;

- The 2 storey portacabin office will be relocated from its current location in Unit 8 to Unit 1, close to the site entrance. The offices will be provided with a

dedicated car park for staff and visitors. The benefit of this is that staff and visitors will no longer need to drive into the operational area to get to the offices and also, offices will be a quiet activity close to the nearest property, Hawker's Lodge;

- The current office location (Unit 8) will be used as a dedicated lorry/car park area (lorry drivers will park their cars in the lorry spaces whilst their lorries are off site during the day);

- The new Unit (Unit 5) will be used predominantly for the relocation of the skip storage from Unit 1 but may also be used to store recycled products or for on site processing such as occasional crushing;

- The weighbridge and office will be relocated westwards to better control vehicles entering and leaving the site;

- The new waste reception building (Units 3 & 4) will house the waste reception area, the trommel, picking stations (set over recovered materials bays) and the residual material stock pile). The loading and unloading of bulkers will also take place within the waste reception building.

The Proposed Waste Reception Building

5.2 The waste reception building will be 80m long by 30 metres wide and 15 metres high at the eaves. The maximum height of the building at the pitch will be 16.60m high. The building will have eleven 5.4m wide by 9 metre high roller shutter doors across the front of the building.

5.3 In terms of materials, the building will be constructed of 2m of brick wall topped with single skin, vinyl coated trapezoidal profiled galvanized steel sheeting to roof. The roof will be fitted with translucent panels to allow as much natural light into the building and reduce the need for interior artificial lighting.

Proposed operations within the revised site

5.4 Vehicles will enter and leave the application site via the existing access on the eastern boundary of the site onto the A327. All vehicles bringing waste into the site will pass over the weighbridge. Once weighed, the vehicles will enter the waste reception building via roller shutter doors on the southern elevation where they will either deposit their waste in designated bays or in a designated sorting area where recyclables can be segregated into separate waste streams. Sorting will take place in a similar way to the existing sorting methods described above in Section 4.

5.5 It is likely that the mobile crusher and wood shredder will continue to operate outdoors. Once sorted, the recyclable material will either be loaded into roll off/roll off containers inside the building for transfer to another part of the site for further processing or into bulk articulated vehicles inside the building for onward transfer to R Collard production sites, or specialised recycling facility as required. Residual non recyclable waste will be loaded into bulk articulated vehicles inside the building for onward transfer to landfill disposal.

5.6 Current operating hours as set out in the extant consent are 0600-2000 Monday to Friday and 0600-1300 Saturday with no working on Sundays or Bank/Public Holidays. No changes to these permitted hours of operation are sought as part of the permanent consent.

Variation of the Environmental Permit to accept Commercial, Industrial and Municipal waste.

5.7 Unit 4 operates under an Environmental Permit which authorises the processing of construction and demolition (C&D) waste. The applicant intends to apply to vary the permit to extend the area it covers to include Units 1,2,3 and 5. In addition to C&D waste, the applicant is applying to vary the permit to accept green waste and municipal waste i.e. skips from households, commercial and industrial sites. The green waste would be shredded on site and then exported to a licensed green waste composting site in Hampshire. The waste in municipal skips will typically include wood, waste paper and cardboard, glass, metal, textiles and plastics which are all commonly found in the construction and demolition waste that is currently permitted to be processed on site. No additional plant is proposed to be brought onto site to deal with these waste streams.

6.0 PLANNING POLICY CONTEXT

This section considers the proposed development at Eversley Haulage Park within the context of national and local planning policies.

6.1 National Policy

PPS9 Biodiversity and Geological Conservation

6.1.1 PPS9 sets out planning policies on protection of biodiversity and geological conservation through the planning system. The aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. The ecological value of the application site and surrounding area has been considered and it has been concluded that the proposals will have a beneficial impact on wildlife through the reduction in noise from the site. The Ecological Impact Assessment in Appendix 2 provides detailed information on the potential impacts of the site on biodiversity.

PPS 10 – Planning for Sustainable Waste Management

6.1.2 PPS 10 sets out objectives for sustainable waste management and the proposed development has been considered against these objectives in order to demonstrate its compliance with national waste policy.

6.1.3 With regard to the objectives for sustainable waste management, PPS10 encourages the provision of facilities that will drive the treatment of waste up the waste hierarchy and away from landfill. Seeking permanent planning permission for waste operations at the application site recognises that waste transfer facilities are a key part of meeting the targets in national waste management strategies and it is therefore appropriate to make adequate permanent provision for such facilities on sites that are well located and do not have any significant adverse effects on the environment and local communities.

PPG 24 – Noise

6.1.4 PPG 24 outlines the considerations to be taken into account in determining planning applications both for noise sensitive developments and for those activities which generate noise. As this application intends to relocate waste recycling and transfer operations from outdoors, into a building, noise from the operations to the surrounding area, will be reduced from current levels. The attached noise assessment in Appendix 3 demonstrates that noise levels from the operations at

Hawker's Lodge, will decrease from 57.6dB to 52.7dB as a result of operating the trommel and picking belt within the waste transfer building.

PPS 25 – Development and Flood Risk

6.1.5 The application site is not in a flood risk zone. However, due to the size of the site, a flood risk assessment has been undertaken to demonstrate that the proposed development will not be at risk of flooding or increase the potential for off site flooding. Details of the flood risk assessment and surface water management are set out in Appendix 1.

6.2 Local Policy

Hampshire Minerals and Waste Core Strategy Development Plan Document 2007.

6.2.1 The Hampshire Minerals and Waste Core Strategy contains the following policies, which are considered relevant to this planning application;

DC1 – Sustainable Minerals and Waste Development

6.2.2 A dust suppression system will need to be installed within the waste reception building and the water feed tanks for the dust suppression system could be filled with rainwater rather than water from mains services. In addition, if the foundations of the waste reception building require aggregates of any type, the applicant would use recycled aggregate produced on their site, for the foundations.

DC2 - Sites with international and national designations

6.2.3 The application site is not covered by any landscape or ecological designations, however, it is adjacent to European and national designated ecological areas. The proposal is not likely to prejudice the purpose of the designation or have a significant impact on the designated areas as the impacts from the operations i.e. noise and dust will be less than at present. This is not a new waste management proposal but an improvement to an existing one.

6.2.4 Natural England were consulted on the proposal during the Screening stage and stated that they believed 'the proposal would have a positive effect on the adjacent SSSI and SPA by removing noise and dust from the environment'. This opinion has be reiterated by Natural England during the preparation of the Ecological Impact Assessment.

DC3 Impact on Landscape and Townscape

6.2.5 Policy DC3 seeks to protect the distinctive character of landscape and townscape when considering minerals and waste developments. The application site is within an established waste management site bounded by a high wall and a mature, coniferous tree belt. There are no views into the application site from public land, residential properties or rights of way. The application site is not within a Conservation Area and does not affect the setting of a listed building. The waste reception building will be aligned to match the existing steel portal workshop building and matt finished to avoid glare and reflection. It is therefore considered that the proposal will not have an adverse impact on landscape and townscape.

DC6 Highways

6.2.6 Policy DC6 states that waste developments will only be permitted if it pays due regard to the likely volume and nature of traffic that would be generated and the suitability of the proposed access to the site and the road network that would be affected. The application site will be served by the existing access which is suitably constructed for HGV traffic. As there is no proposal to change the size or type of vehicles or exceed the licensed 120,000tpa of waste that comes into the site, the impact on the road network will remain unchanged.

DC7 Biodiversity

6.2.7 Policy DC7 states that permission will only be granted for waste developments if due regard is given to the impact on biodiversity. Natural England have commented that they believe the development will have a beneficial impact on the adjacent designated areas as it will reduce noise and dust from the site operations. The ecological assessment, set out in Appendix 2 confirms this view. Therefore, it is considered that the proposal is in accordance with Policy DC7 as it will not adversely affect the biodiversity of the surrounding area.

DC8 Pollution, health, quality of life and amenity

6.2.8 Policy DC8 states that waste development will only be permitted if due regard is given to the pollution and amenity impacts on the residents and users of the locality. Moving some of the waste operations into the waste reception building will reduce noise and dust to users of the site and surroundings. Aside from Hawkers Lodge to the west of the application site, there are no residential properties close to the site. Surrounding land users are predominantly Forestry Commission Woodland and active sand and gravel workings, neither of which would be affected by the proposals.

DC11 Flooding

6.2.9 Policy DC11 states that waste development will only be permitted in accordance with the conclusions of a Flood Risk Assessment (FRA). An FRA has been undertaken and is set out in Appendix 1. The FRA concluded that the proposed development will not alter the area of impermeable surface and therefore will not alter surface water runoff rates from current, pre-development rates.

DC13 Waste Management and Recycling

6.2.10 Policy DC13 states that proposals for waste management will be permitted provided the site complies with a number of criteria, including being located on previously developed land. As the application site is previously developed land, it is considered to be in accordance with policy DC13.

DC22 - Additional Plant, Buildings and Minor Development

6.2.11 Policy DC22 states that additional buildings at active waste management sites will be permitted provided that they are ancillary to the operation of the site. The waste reception building will be ancillary to the use of the remainder of the site as a waste recycling and transfer site and therefore is in accordance with Policy DC22.

S3 - Net Self-Sufficiency

6.2.12 Policy S3 states that by 2016, Hampshire will achieve net self sufficiency in waste management capacity. The application site is licensed to receive up to 120,000 tpa and thus is material in achieving the net self sufficiency in waste management that Hampshire seeks.

S9 - Recycled and Secondary Aggregates

6.2.13 Policy S9 states that to enable sufficient investment in processing machinery to produce the high quality materials needed by the building industry, a network of permanent 'strategic' aggregate recycling facilities is provided to recycle construction, demolition and excavation wastes. These will need to be supported by a network of smaller facilities that supply lower value materials and separate, bulk-up and transfer materials for processing at the strategic sites.

6.2.14 It is considered that the application site is important as it operates as a local facility which separates aggregates and bulks them up for use elsewhere. Therefore, the proposal is in accordance with Policy S9.

Hart District Local Plan (Replacement (1996-2006) adopted Dec 2002 (Saved Policies)

6.2.15 The policies in the Hart District Local Plan will stay in force until the adoption of the Local Development Framework. The following saved policies are considered relevant to the proposed development;

GEN8 Pollution

6.2.16 Policy GEN8 seeks to ensure that developments will not significantly adversely affect the quality of the air, surface water or ground water. As many of the waste operations will now take place within a building, dust emissions to the surrounding area will be reduced from existing levels. The flood risk assessment and surface water management scheme presented in Appendix 1 demonstrates how pollution of surface and ground water will be prevented. It is therefore considered that the proposal is in accordance with policy GEN8.

CON1 Nature Conservation – European Designations & CON2 Nature Conservation – National Designations

6.2.17 Policy CON1 states that development which will adversely affect a European designated site e.g. a Special Protection Area (SPA) will not be permitted. Natural England have commented that they believe the development will have a beneficial impact on the designated areas as it will reduce noise and dust from the site operations. The ecological assessment, set out in Appendix 2 confirms this view. Therefore, it is considered that the proposal is in accordance with Policy CON1 and CON2 as it will not adversely affect a European or national designated site.

RUR2 Development in the Open Countryside outside Development Boundary

6.2.18 Policy RUR2 states that development in the open countryside outside of the development boundary will not normally be permitted unless it can be subject to conditions that will prevent damaging impacts on wildlife habitats. As the application site is fully developed and operational, it has no wildlife habitats, however, the adjacent designated habitats have been taken into account. It is not considered that there will be any adverse impact on wildlife habitats and this view is supported by

Natural England and the ecological assessment in Appendix 2. The proposal is therefore considered to be in accordance with Policy RUR2.

RUR13 Business Development within the Open Countryside

6.2.19 Policy RUR13 states that business development within the open countryside may be permitted provided that the sites previous use includes buildings from a previous use, will have no detrimental impact on the landscape or ecology and that the site is well contained by clear boundaries. In addition, the scale of the development should not result in net in commuting to a rural area.

6.2.20 As the application site is an established waste management site, well contained by existing boundaries and will not have an adverse impact on the landscape or ecology, it is considered to be in accordance with policy RUR13. In addition, as there is no proposal to increase the number of employees as part of this application, there will be no additional in commuting to the rural area.

7.0 SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS

7.1 Introduction

7.1.1 This section provides a brief summary of the potential environmental impacts resulting from the development proposals.

7.2 Ecology and Visual Impact

7.2.1 Policy DC7 of the Core Strategy states that waste developments will only be permitted if due regard is given to the likely effects of the proposed development on biodiversity and, where possible, proposals should conserve and enhance biodiversity.

7.2.2 The application site comprises existing industrial units located within a larger area of industrial development and is therefore considered to be of little ecological, landscape or cultural heritage value. There are no wildlife designations covering the application site itself and no vegetation will be lost as a result of the proposed development. However, the application site is adjacent to the Castle Bottom to Yateley and Hawley Commons Site of Special Scientific Interest (SSSI), which is part of Thames Basin Heaths Special Protection Area (SPA). An ecological impact assessment has been undertaken to assess the potential of the proposed development to impact on the designated ecological area. The ecological assessment has identified no residual impacts, in fact, there would be a minor positive impact in terms of a decrease in the likely volume of dust deposited on the SPA/SSSIs and NNR.

7.2.3 In terms of landscape and visual impact, the application site is not overlooked from residential areas, nor is it covered by any statutory landscape designations. Given the existing baseline of the haulage park and waste operations, it is not considered that the proposed development would have a significant effect on the landscape. Views of the application site from outside of the site are greatly restricted by the concrete panel wall and the belt of mature conifer trees and vegetation. The tree belt is approximately 20m deep to the east and west of the site boundary and over 30m depth to the north of the application boundary. Photographs 2 and 3 illustrate the tree belt and concrete panel wall.

7.2.4 There are no public rights of way within the vicinity of the application site, from which the site could be viewed (views from the nearest right of way to the north are

obscured by vegetation). Therefore, it is not considered that the addition of a building to house the waste processing operation will have a negative visual impact. Photographs 5,6 and 7 show how the concrete panel fence and tree belt mitigate views into the site.

7.2.5 Given the developed nature of the application site it is not considered that further ecological, landscape assessments are required as there will be no additional impact on the adjacent SSSI or SPA designated sites. In fact, there will be a reduced impact as noise and dust and views of the operations will be contained within the waste reception building.

7.3 Noise

7.3.1 The waste handling and sorting which currently takes place outdoors will take place within the proposed waste reception building, which will be located within an existing haulage park. It is considered that the proposed development will not have any unacceptable noise impact as it will reduce existing noise levels by enclosing operations within a building. The noise assessment in Appendix 3 demonstrates the extent to which noise will be reduced.

7.4 Dust

7.4.1 Policy DC8 of the Hampshire Core Strategy states that waste development will only be permitted if due regard is given to the pollution and amenity impacts on the residents and users of the locality. Due to the location and neighbouring land uses of the application site, it is not considered that the proposed development will have any unacceptable adverse impact on health or quality of life of residents or users of the locality. The nearest residential property, Hawker's Lodge is a 160m west of the proposed waste reception building, on the far side of the A327.

7.4.2 The next nearest residential property is over 1.5km to the north of the application site. Deposited dust emissions from the construction of the waste reception building are considered to have a potential for causing nuisance impacts within 100m, or marginally further if located downwind. However, any dust arising from construction will be temporary and the concrete wall and mature tree belt will contain any dust to the local area. It is therefore considered extremely unlikely that construction dust will have a significant impact on human receptors.

7.4.3 In terms of the impacts of dust on ecological receptors, the effects of particulate matter from activities such as inert waste materials handling and processing has not been subject to extensive research and therefore little published guidance is available. The majority of the research undertaken has focussed on the chemical effects of alkaline dusts, such as those from limestone quarries. Given that any dust emissions from the application site originate from inert waste materials, dust emissions are not considered to have the potential to have significant effects on ecological receptors through chemical effects.

7.4.4 In any case, dust from the site operations will be reduced due to operations taking place within a purpose designed building. Some crushing and screening of inerts may take place in Unit 5, however, dust suppression measures in place on site include dampening stockpiles and haul roads in dry weather, covering hoppers and conveyor belts and a speed restriction throughout the site all help to control dust.

7.4.5 In summary, the construction of the waste reception building and the movement of operations into the building from outside will reduce dust from the operations to the surrounding area.

7.5 Surface Water Management and Flood Risk

7.5.1 Policy DC10 - Water Resources states that waste developments will only be permitted if they are unlikely to have an unacceptable impact on coastal, surface or ground waters and due regard is given to water conservation and efficiency. Policy DC11 states that waste development will only be permitted in accordance with the conclusions of a Flood Risk Assessment.

7.5.2 According to the Environment Agency web site, the application site is not located within a flood risk area. The proposed development will take place on an existing developed site which already has an impermeable surface therefore surface water run off would be unlikely to increase as a result of the proposed development. In addition, the application site will process non hazardous material, which is not considered to pose a water pollution risk and as the majority of waste handling and processing will take place within the building, this will reduce the potential for contamination.

7.5.3 The applicant has confirmed that the clean yard areas drain to the ditch at the front of the site (adjacent to the road). The areas which receive waste are underlain by concrete hardstanding and drain to a sealed sump system. Contaminated runoff is tankered off site for disposal at a specialist facility. Upon construction of the waste reception building, as all waste will be received inside the building, there will be no contaminated run off. It is considered that no significant effects on the water environment are likely as a result of the proposed development.

7.6 Traffic and Access

7.6.1 The waste management licence for the site restricts waste imports to 120,000tpa and there is no intention to seek to increase this limit or change the type of vehicles using the application site. It is considered that the application site is situated in an excellent location in terms of access to and from the highway network as it has direct access on to the A327. The Eversley Haulage Park has operated as an industrial site for many years, therefore, it is considered that the access arrangements have been considered in the past and deemed acceptable. As there is no intention to increase the amount of waste coming into the site, or the number of staff on site, it is not considered that there will be an increased traffic impact as a result of this planning application.

8.0 NEED

8.1 The review of local waste planning policy confirms that there is a need for secondary aggregates recycling facilities and other waste recycling facilities in Hampshire. In 2004, Hampshire recycled approximately 33% of its total construction, demolition and excavation waste.

8.2 The Core Strategy policy S9 proposes that production capacity will be provided for the production of recycled and secondary aggregate at a rate of 1.7 million tonnes per year. In order to meet this target, the Core Strategy states that a network of ‘strategic’ aggregate recycling facilities will be provided to recycle construction, demolition and excavation wastes in Hampshire. In addition to secondary aggregate

recycling, Policy S3 of the Core Strategy states that by 2016, Hampshire will achieve 'net self sufficiency' in waste management capacity. Part of the ability to do this will mean safeguarding existing facilities for waste management.

8.3 Policy S5 'Capacity requirements for recycling, composting and recovery treatment' states that facilities for the reception, storage and treatment of waste of 0.93 million tonnes of municipal and commercial and industrial waste per annum will be provided by 2020. The supporting text states that the minimum additional capacity required by 2020 will be 0.4-0.5 million tonnes per annum.

8.4 The Hampshire Joint Baseline Report June 2009 sets out a number of issues surrounding the handling and treatment of waste in Hampshire. Key issues which need to be resolved include the need to increase waste handling capacity in Hampshire and the shortage of recycling sites for Construction, Demolition and Excavation waste.

8.5 In summary, local targets for waste recycling are increasing and additional waste management capacity is required if Hampshire is going to meet these targets. Granting permanent planning permission for the application site will provide the incentive required to invest in the site. This investment will increase the efficiency of the site and allow more of the incoming waste to be separated and recycled. If permanent planning permission is refused, the site may close or relocate, leaving Hampshire County Council with more waste management capacity to find within the county. It is considered that finding a replacement site, so well located to serve the larger conurbations in Hampshire would be difficult.

8.6 The application site has been operating successfully from this location for a number of years and it is considered that granting permanent permission is in accordance with the objectives of the Core Strategy which seek to upgrade and retain existing waste management sites to ensure there is sufficient capacity to meet Hampshire's recycling targets. A permanent permission will also serve to secure the future of the 120 employees.

9.0 CONCLUSIONS

9.1 The application site is located within an established industrial site with a permitted B2 Use. It is important to note that the application is for permanent permission to an existing development which is due to cease in December 2010 as a result of the temporary planning permissions. As the site benefits from established, permanent B2 consent, the refusal of this application for permanent planning permission does not mean that the site will cease to be an industrial site. Indeed, there is case law to support waste reception and transfer activities being B2 uses, thus there is every chance that a very similar waste reception/transfer operation could establish itself on this site.

9.2 Due to the location of the application site, it is not considered that the development will have an unacceptable visual impact. Noise, dust and visual impact will all be reduced from current levels as waste recycling and transfer operations move into the waste reception building.

9.3 The need for waste management facilities to meet increasing recycling targets has been identified in local waste planning policies and it is considered that a permanent permission for the application site will help to secure the future of the site and thus help Hampshire to meet its recycling targets.

9.4 The application site is located within an existing industrial site with excellent access on to the primary route network. As such, the proposed site is considered to comply with the locational criteria for selecting sites for waste management development at the national and local level, in particular policy Annex E of PPS10 and DC13 of the Core Strategy. The construction of the waste transfer building will reduce noise and dust to the site and surrounds and thus to the designated ecological sites.

9.5 For the reasons set out above, it is considered that permanent planning permission should be granted to allow the site to keep offering a valuable and improved waste recycling and transfer facility in the locality and employment for 120 people.

PHOTOGRAPHS

Photograph 1 – Looking east to existing Screener and Picking Belt which will be located within the Waste Reception Building

Photograph 2 – Looking west to vehicle workshop and tree belt to rear

Photograph 3 – Looking north to workshop and tree belt to rear

Photograph 4 – Looking north east to construction and demolition waste stockpiles which will be located within the building.

Photograph 5 Looking north west from outside of the site towards the B3016 to show concrete fence and tree belt.

Photograph 6 Looking north east along the site boundary fence away from the B3016

Photograph 7 Looking south from land to the north of the site boundary to show workshop behind tree belt.

DRAWINGS