



global environmental solutions

**Stubbs Lane Industrial Estate, Hollybush Lane,  
Aldershot, Hampshire.**

**Installation of new recycling plant & machinery at existing  
Waste Transfer Station to increase materials recovery and  
diversion of waste from landfill.**



SLR Ref :403.0847.00002

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## DRAWINGS

Drawing 001 Site Location Plan

Drawing 002 Rev 1 Plant Installation Proposed Layout

Drawing 3621M Rev M Chambers Aldershot Proposed Layout (Sheet 1 of 2)

Drawing 3621M Rev M Chambers Aldershot Proposed Layout (Sheet 2 of 2)

## 1.0 INTRODUCTION AND BACKGROUND

- 1.1 Chambers Waste Management Plc (the applicant) is a very successful Waste Management and Recycling Company who operate a large waste recycling facility in Guildford and a Waste Transfer Station (WTS) at the Stubbs Lane Industrial Estate in Aldershot.
- 1.2 The WTS at Stubbs Lane comprises a limited range of waste separation machinery, which means that not all of the waste coming into the site can be processed at Stubbs Lane. As a result, approximately 200 tonnes of waste per week has to be exported to the applicant's facility in Guildford, which has a greater range of separation and recycling machinery to deal with more waste types, or be sent to landfill.
- 1.3 This application seeks approval for the replacement of the old machinery in the WTS, with machinery capable of separating all the waste types imported to the site. This will eliminate the need to export waste to Guildford and increase the amount of waste diverted from landfill.

## 2.0 SITE DESCRIPTION

- 2.1 The application site is located at grid reference SU 88398 52297 and comprises land towards the western edge of the Stubbs Lane Industrial Park, adjacent to Hollybush Lane and 150m west of the River Blackwater and adjoining footpath. The nearest residential properties are 300m to the east on the far side of the river and the railway line. There are also properties to the west and these are approximately 200m away from the site, on the far side of the A31 dual carriageway.
- 2.2 The Industrial Estate, within which the application site is located, is allocated for 'bad neighbour' and other industrial uses in the Rushmoor Borough Council Local Plan. Other industries on the Industrial Estate include two end of life vehicle centres and other waste transfer and recycling operations.
- 2.3 A site location plan (**Drawing 001**) and the planning application boundary plan (**Drawing 002**) are submitted alongside this supporting statement.

## 3.0 PLANNING HISTORY

95/00478/CMA	Waste Transfer Station permitted 1995.
08/00146/HCC	Change of use from B8 use to waste use so site can be used in conjunction with currently permitted waste operation adjoining the site, an extension to the existing building and general site improvements. Approved 6 <sup>th</sup> May 2008.
09/00568/HCC	Non Compliance with Condition 1 (Commencement of Building Extension and other Ancillary Development) and 11 (site layout) of Planning Permission 08/00146/HCC in order to allow a concrete crusher to be located and operated at Unit 1. Approved 14 <sup>th</sup> January 2010.

#### **4.0 PROPOSED DEVELOPMENT**

4.1 The proposed development will require the removal of the old machinery within the WTS and its replacement with up to date plant and machinery, including the following;

- Finger Screen;
- Fines Conveyor (covered by tarpaulin to prevent dust and litter);
- Oversize Conveyor; (covered by tarpaulin to prevent dust and litter);
- Recycling Plant (4 Bay Picking Cabin).

Drawings Ref 3621M (Sheets 1 and 2) show the full range of the proposed plant and machinery.

4.2 The incoming waste will be unloaded within the WTS and loaded into the vibrating finger screen which will separate the wastes into fines and oversized materials. Two openings will be created in the cladding of the WTS's northern facade. The Fines Conveyor will transport the separated fines through one of the openings, to a new Fines Bay located adjacent to the northern facade of the WTS. The remaining waste will be transported on the oversize conveyor, out of the WTS through the second opening, into the Recycling Plant, (essentially a Picking Cabin) to the immediate north of the WTS, in Unit 1.

4.3 The Recycling Plant will comprise a portacabin raised above 4 bays. The oversized waste will be mechanically and manually separated into bays within the Recycling Plant. Once full, the bays will be emptied into the 'RoRo' skip bins below, or be dropped onto the floor below the Recycling Plant and be removed by a loading shovel to a skip or container for that waste stream. An overband magnet at the northern end of the Recycling Plant will collect any metals and drop them into an allocated metals bay below. The separated wastes are then bulked up ready for onward transfer to recycling centres.

The dimensions of the proposed new plant and machinery are shown in Drawing 3621M Sheets 1 and 2.

- 4.4 Planning permission was granted in January 2010 for a concrete crusher in Unit 1. The concrete crusher and associated stockpiles etc will be removed from Unit 1 to allow space for the Recycling Plant.
- 4.5 It is important to note that this application will not lead to an increase in waste import rates or vehicle movements, nor a change in waste types. The application purely seeks to improve the efficiency of the existing waste transfer operation, to increase recovery rates and eliminate the need for some waste streams to be exported to Guildford for processing, or sent to landfill.
- 4.6 The applicant's site (**outlined in blue in Drawing 002**) is contained by a 2m high concrete panel wall along the northern and western boundaries and a 3m high concrete panel wall along the eastern boundary. As well as reducing the visual impact of the Recycling Plant, the concrete wall will also reduce the potential for noise and dust to affect neighbouring sites

## **5.0 PLANNING POLICY CONTEXT**

- 5.1 The proposed development has been considered against National, Regional and Local planning policy in order to demonstrate its compliance with the aims and objectives of these documents.

### **National**

#### ***National Planning Policy Framework (NPPF) March 2012***

- 5.2 The NPPF, published on the 27<sup>th</sup> March 2012 replaces the majority of the Planning Policy Guidance and Policy Statement Documents. However, the Waste Planning Policy Statement (PPS10) will remain in place until the National Waste Management Plan is published

#### ***PPS 10 – Planning for Sustainable Waste Management***

- 5.3 PPS 10 sets out the Government's objectives for sustainable waste management. Annex E of PPS 10 sets out the main factors waste planning authorities should take into account when testing the suitability of a site for waste management purposes. These include traffic and access, noise, dust and odours, water resources and nature conservation. As the application site will be located within an established waste management site, on an industrial estate identified for 'bad neighbour uses', with good access to the primary highway network and existing urban areas, it is considered an appropriate location for proposed development.

### **Regional Policy**

#### ***South East Local Plan 2009***

- 5.4 The South East Plan is the Regional Spatial Strategy (RSS) for the South East, adopted in May 2009. It was revoked by the Secretary of State for Communities and Local Government on 6 July 2010. However that revocation was subject to challenge in the Cala Homes (South) Ltd case (2010 EWHC 2866). This challenge was decided on 10 November 2010, and the outcome was to quash the 6 July 2010 revocation.
- 5.4 The Secretary of State decided not to appeal that decision, therefore, the South East Plan once again constitutes part of the Development Plan. The intention to abolish the South East Plan, as announced on 27 May 2010, remains a material consideration.

The Government is pursuing the abolition of the South East Plan through the Decentralisation and Localism Bill. Until abolition of the RSSs is confirmed, the following policies are considered to be relevant to the application;

- Policy W5: Targets for Diversion from Landfill;
- Policy W17: Location of Waste Management Facilities

5.5 Policy W5 sets out overall targets for the diversion of waste from landfill by encouraging the re-use, recycling of waste. As the proposed development intends to increase the amount of incoming waste that can be recovered for recycling, it will reduce the amount of waste which may have been sent to landfill, it is considered to be in accordance with policy W5.

5.6 Policy W17 is intended to ensure that waste development is located in suitable areas. It states that particular emphasis should be given to previous or existing industrial sites with good accessibility from existing urban areas or major new or planned development, as well as good transport links and compatible land use.

5.7 As the application site will be located within an established waste management site, on an industrial estate identified for 'bad neighbour uses', with good access to the primary highway network and existing urban areas, it is considered an appropriate location for proposed development.

### **Local Policy**

#### ***Hampshire, Portsmouth, Southampton and New Forest National Park Minerals and Waste Core Strategy 2007.***

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

DC3 Visual Impact on Landscape and Townscape

DC6 Highways

DC7 Biodiversity

DC8 Pollution, Health, Quality of Life and Amenity

DC10 Water Resources

DC13 Waste Management and Recycling (including Aggregate Recycling Facilities)

DC22 Additional Plant, Buildings and Minor Development

The policies are considered in more depth in the remainder of this supporting statement.

#### ***Draft Hampshire Minerals Plan and Draft Hampshire Waste Plan (Nov 2011)***

5.9 The draft Hampshire Minerals and Waste Plan has been published prior to its submission to the Secretary of State and has been out to consultation in November 2011. Upon adoption, this plan will supersede the Core Strategy 2007.

- 5.10 The plan contains a number of policies which would support the proposed development. Policy 24 'Sustainable Waste Management' states that the long term aim is to divert 100% of waste from landfill and all waste development should reduce the amount of residual waste currently sent to landfill. New waste management development is also encouraged to share infrastructure and/or be located at appropriate waste sites.
- 5.11 Policy 28 'Locations for New Waste Management Development' states that proposals carried out predominantly in enclosed industrial premises should be on general industrial estates, or on land allocated for general industrial or employment purposes. It is considered that the proposed development is in accordance with policies 24 and 28.

### ***Rushmoor Local Plan Review 2000 (1996-2011)***

- 5.12 The Rushmoor Local Plan states that there are many activities that are important to the local economy but which can have a detrimental environmental effect on neighbouring uses. These uses are sometimes known as "bad neighbour" and often include vehicle breaking, repair, spraying and storage and processing and storing minerals, waste and building materials.
- 5.13 Policy E8 seeks to concentrate bad neighbour industries in acceptable locations by identifying a site at Hollybush Lane. By consolidating bad neighbour uses in a defined area, environmentally sensitive areas can be safeguarded.
- 5.14 Policy E8.1 states that the Council will normally permit development in accordance with Policy E8 provided that:-
- (i) it would not cause significant harm to the enjoyment of nearby uses, dwellings, recreation areas or the river environment;
  - (ii) buildings are not prominently sited;
  - (iii) any buildings are appropriate in scale, design, colour and texture to the character of the Blackwater Valley;
  - (iv) attention has been paid to the maximum height of any development, including storage areas, and materials to protect the setting of the Blackwater Valley and views from the surrounding area;
  - (v) it would not be detrimental to public health by the emission of excessive noise or fumes or other pollutants;
  - (vi) existing drainage systems are not over-loaded or exceeded; particular regard should be paid to drainage and ground levels in relation to the requirements of the water authority;
  - (vii) there is a satisfactory means of access, and traffic movements would not conflict with, or increase, danger to highway users including pedestrians.

It is considered that this development, at this location, accords with the criteria set out in Policy E8i.

### ***Rushmoor Core Strategy (October 2011)***

- 5.15 The Rushmoor Core Strategy has superseded many of the policies set out in the Rushmoor Local Plan. The Local Plan supported waste management uses at Hollybush Lane and this support continues in the Core Strategy which states that “a site-specific policy will be included in a future Rushmoor Plan document to retain Hollybush Lane as a site for ‘bad neighbour uses’. In the meantime, Local Plan Policy E8 will be saved”.

## **6.0 NEED FOR WASTE MANAGEMENT FACILITIES IN HAMPSHIRE**

- 6.1 The draft Hampshire Minerals and Waste Plan’s ambition to divert 100% of waste from landfill by 2020, recognises that Hampshire will require the provision of both new and improved existing waste management capacity. Whilst the proposed development will not increase the waste management capacity per se, it will allow more of the incoming waste to be separated and made ready for recycling, thereby diverting more waste from landfill.
- 6.2 Policy DC22 of the adopted Core Strategy states that additional plant, buildings and minor developments at active waste sites will be permitted provided, where appropriate, they do not extend the timescale for completion of the development, they are ancillary to the operation of the site or they provide for the co-location of complementary minerals and waste activities.
- 6.3 In summary, there is an identified need for additional and improved waste management facilities in Hampshire and the proposal is considered to make a contribution to meeting this need, at an ideally located, established waste management site.

## **7.0 POTENTIAL IMPACTS**

### **Pollution and Amenity Impacts – Noise and Dust**

- 7.1 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 and there is unlikely to be an unacceptable impact on health and/or the quality of life of occupants of nearby dwellings and other sensitive properties.
- 7.2 On the 20<sup>th</sup> July 2010, Hampshire County Council approved an Environmental Management Scheme (EMS) for the site (SLR Ref 403.0847.00002 May 2010). The EMS makes provision for the control, monitoring and reporting of dust and sets out actions to be implemented if dust from operations causes amenity issues. These actions include dampening hard standing and stockpiles and fitting misting systems over plant. These approved methods of dust control would continue to operate in relation to the proposed picking cabin and new plant and machinery.
- 7.3 Due to the location of the application site on an industrial estate and the nature of the neighbouring land uses, it is not considered that the proposed development will have any unacceptable adverse noise, dust or air quality impacts on sensitive properties. Deposited dust generally has a potential to cause nuisance impacts within 100m of the source. As the nearest residential property is over 200m from the

application site, on the far side of the A31, it is not considered that dust from the waste recycling will affect residential receptors.

- 7.4 The new recycling plant will be modern and include built in noise and dust controls, for example, silencers and insulation and covered conveyors to prevent windblown dust and litter and dust filters to contain dust emissions to a minimum. The concrete panel walls containing the recycling plant will also reduce dust and noise from the operations outside the boundary. Dampening of stockpiles and hard standing also takes place in periods of prolonged dry weather, as part of day to day site maintenance.
- 7.5 In terms of noise, the application is within a site allocated for bad neighbour uses which includes operations which are noisy by their very nature. It is considered that the use of modern recycling plant and the restriction of operating hours from 06.30 - 18.00 Monday to Friday and 06.30 – 13.00 Saturdays and the distance of residential properties from the site, will ensure that noise does not have an adverse impact on sensitive receptors. This site has not been subject to conditions to control noise levels in the past, as these are controlled in any case by the Environmental Permit.

### **Traffic and Highway Impacts**

- 7.6 Policy DC6 and DC13 state that strategic recycling, aggregate processing and treatment facilities, will be permitted provided they have a suitable access to and/or route to the waste lorry route as illustrated on the Key Diagram. The Key Diagram shows that the application site is well connected to the identified Minerals and Waste Lorry Routes.
- 7.7 There is no intention to increase waste imports to the site, therefore, the number of incoming HGV movements will not increase if this application is permitted. In addition, the application site is allocated as a strategic site for aggregate recycling and is within an established industrial estate. It is therefore considered that the access arrangements have been considered in the past and deemed acceptable.

### **Visual impacts**

- 7.8 The application site is located within an industrial estate and away from the River Blackwater and public footpath. Views of the application site from the river are restricted by existing industrial buildings and concrete boundary walls and it is not considered that the addition of the new plant and machinery will have a negative visual impact. Therefore, it is not considered that the proposal is contrary to Policy DC3.

### **Biodiversity**

- 7.9 Policy DC7 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.
- 7.10 The application site is located within an industrial area. There are no wildlife designations covering the site and no vegetation will be lost as a result of locating the new plant and machinery.

## **Water resources**

- 7.11 Policy DC10 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.
- 7.12 As the new plant and machinery will process inert, non hazardous material, its operation is not considered to pose a water pollution risk to surface or ground water. The site benefits from an existing drainage system, which includes interceptors to prevent oil/petrol and silts from being discharged into controlled waters.

## **8.0 CONCLUSIONS**

- 8.1 The application site is located within a permitted waste management facility, on an established industrial estate, allocated in the Rushmoor Local Plan for bad neighbour uses.
- 8.2 Due to the location of the application site and the nature of the surrounding industrial uses, it is not considered that the installation of the new, more efficient recycling plant and machinery will have an unacceptable adverse impact on the local environment or community. Operating hours and noise levels can be controlled by condition. HGV movements arising from the improved site will not increase.
- 8.3 The need for new and improved waste management facilities has been identified in regional and local waste planning policies and it is considered that the improved Waste Transfer facility will help to meet Hampshire's target for diverting waste from landfill, with no significant adverse impacts on the local environment.