



**TOWN & COUNTRY PLANNING ACT 1990
PLANNING & COMPULSORY PURCHASE ACT 2004**

***“EXTENSION OF EXISTING GREEN WASTE
RECYCLING FACILITY THROUGH THE PROVISION
OF AN ADDITIONAL HARDSTANDING. INCREASE IN
THE TOTAL AMOUNT OF GREEN WASTE AND
COMPOST FROM 1,000 CUBIC METRES TO 1,250
CUBIC METRES”***

AT: Down Farm, Odiham, Hook, Hampshire

PLANNING, DESIGN & ACCESS STATEMENT

PREPARED BY:

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On Behalf of: G.K. BENFORD & CO

Our Ref: LPC2018

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1.0 INTRODUCTION

1.1 LPC (Trull Ltd) are instructed by G.K. Benford and Co to submit a planning application seeking permission for the following development at Down Farm, Odiham, Hook, Hampshire;

“Extension of existing green waste recycling facility through the provision of an additional hardstanding. Increase in the total amount of green waste and compost from 1,000 cubic metres to 1,250 cubic metres”

1.2 The plans and documents submitted as the application are as follows;

- Drawing Number 6866-001/A – Site Location Plan
- Drawing Number 6866-002/A – Block Plan
- Illustration of Current Operation
- Illustration of Operation with Proposed Extension

1.3 This Planning, Design & Access Statement has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 to fully describe the development and comment on the appropriateness of the proposal.

2.0 SITE DESCRIPTION

2.1 The total site area subject to this specific proposal comprises some 0.47 hectares of under-used agricultural land that forms part of the Down Farm complex. The area of land affected is situated immediately to the north east of the existing green waste composting operation at Down Farm which was originally granted planning permission in 2001 and which produces compost used exclusively on the cropping land of Down Farm.

2.2 The location of the site to the east of the existing farm buildings results in it being screened from the public highway and is not readily viewed from longer distances, nor from any other public right of way. In addition the site is bounded to the south and east by buildings associated with the Odiham Military Airfield complex. The site is therefore in a discrete, well enclosed location.

2.3 Access to the application site is via the existing farm access road from the west, which connects directly to the B3349 Alton Road.

3.0 PLANNING HISTORY

3.1 In 2001 planning permission (Ref: 01/00357/CMA) was granted for the installation of bunkers for composting green waste. This was permitted for a temporary period until June 2004

3.2 In January 2005 a further planning application (Ref: 05/00086/CMA) was submitted for the installation of five bunkers, retaining wall and concrete hardstanding used for the composting of green waste. This application was granted permanent permission in May 2005 subject to various conditions. Condition 4 limits the total amount of green waste and compost held at the site at any one time to 1,000 cubic metres.

3.3 In July 2008 planning permission (Ref: 08/01978/CMA) was granted for the installation of a hardstanding in association with the green waste recycling facility. The location of the hardstanding, which has been implemented, is immediately to the south of the current proposal. The purpose of this hardstanding was to provide an area for wood to be stored for 12 months to dry out, prior to processing for use as biomass fuel.

4.0 THE PROPOSAL

- 4.1 The application seeks permission for the installation of a hardstanding area, which will essentially be an extension of the existing hardstanding already permitted by application 08/01978/CMA. The excellent news is that the green waste composting operation at Down Farm has proved to be a most successful facility, and the intention behind the new hardstanding area is to assist the effectiveness of the composition operations at the site.
- 4.2 As indicated above when the original hardstanding was approved in 2008 by application 08/01978/CMA the original intention was to use the hardstanding just for the storage of wood. However, the current operational arrangements at the site mean that the northern half of the hardstanding is being used for the maturation of compost and the southern half for wood. In order to free up more space for the wood handling and storage the proposal is to move the maturation process onto the new hardstanding which is the subject of the current application. To illustrate the manner in which the site is currently used and the intention following the grant of planning permission for this scheme please refer to the supporting drawings titled, "Illustration of Current Operation" and "Illustration of Operation with Proposed Extension". My client has invested in screens, turners, and associated equipment to improve the quality of useful product leaving the site. He also hosts one hooklift bin for a school in Reading to enable a rapid response for requests for biomass fuel for that site (they have three bins rotating, as does another customer in Guildford). As the 1,000 cubic metres limit approaches the operating space for machines and trucks has become increasingly congested. The proposed extension will allow my client to relocate the maturation windrows slightly further north, freeing up more space for the mechanical

operations previously described. This, in turn, will improve safety and efficiency.

- 4.3 The seasonal fluctuations in throughput are greater than anticipated; the deliveries in December - February are only about half the figure of September - November. Similarly, the demand for biomass is seasonal, resulting in higher stocks in the autumn, and minimal stock in the spring.
- 4.4 There have never been any problems with emissions from this operation at the site, however it should be acknowledged that this proposal will move the composting operation some 35 metres further away from the nearest sensitive receptor, the RAF.
- 4.5 This proposal is to assist the effectiveness of the operations at the site. In submitting this application my client would also like to modify the total amount of green waste and compost as current permitted. The current amount is set at 1,000 cubic metres, however, we feel that the site is quite capable of increasing this limit to 1,250 cubic metres without causing any environmental or transportation harm.

5.0 DEVELOPMENT PLAN CONTEXT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The relevant Development Plan Policy Context applicable to this proposal is set out within the Hampshire Minerals and Waste Core Strategy Development Plan Document 2007 together with relevant policies from Hart District Council. These are set out in the Hart District Local Plan

(Replacement) adopted 23rd December 2002 and the Hart District Council adopted First Alterations to the Local Plan on 22nd June 2006.

- 5.3 Having regard to the nature / form of the proposal it is considered that the following policies from the Hampshire Minerals and Waste Core Strategy Development Plan Document 2007 are particularly relevant to this proposal. The key policies are DC6, DC8 and DC13. Policy DC13 specifically relates to waste management and recycling and states:

Waste management developments (excluding landfill) will be permitted provided that the site:

a. Is identified as a site, or within an area suitable for waste management uses, in the Hampshire Waste Management Plan or Minerals Plans, or

b. Re-uses/redevelops previously developed land and/or redundant agricultural and forestry buildings (including their curtilages), or

c. Is within a planned area of large-scale development, or

d. Is on employment land, preferably co-located with complementary activities, and

e. Has good access to, the minerals and waste lorry route as shown on the Key Diagram, and where possible, the site enables the use of water-borne and rail freight, and

f. In the case of recovery and treatment sites, incoming waste shall be subject to pre-treatment, either on or off site to maximise the potential for recycling, and where technically possible, energy will be generated and used and the by-products, including heat, will be reused or recycled, and

g. In the case of sites providing public access, the site shall be accessible for use by disabled people.

- 5.4 With regard to the location criteria of Policy DC13 as set out above, it should first be noted that this is primarily aimed at the establishment of a new facility. This is clearly a different scenario whereby the application relates to the expansion of a long established facility. The land subject to the proposed hardstanding is under-used land within the agricultural complex of buildings at Down Farm. It is, however, immediately adjacent

to the long established green waste transfer operations at the site. Given the current lack of any beneficial use of the land, and location within this discrete, enclosed area at Down Farm (immediately adjacent to the current operations), it is entirely suited for an expansion of the current green waste transfer facility.

5.5 Policy DC6 is a general highway policy for all forms of waste development and states, *In all cases, minerals and waste development will only be permitted if it pays due regard to the likely volume and nature of traffic that would be generated by the proposal and the suitability of the proposed access to the site and of the road network that would be affected.*

5.6 Policy DC8 is a general pollution, health, quality of life and amenity policy for all forms of waste development and states, *Minerals and 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.*

6.0 KEY PLANNING ISSUES

PRINCIPLE OF DEVELOPMENT

6.1 The proposed scheme will result in additional operation development that wholly complements that existing green waste operations at the site and will ensure the more effective treatment of waste at the site. The additional hardstanding will enable sufficient space for wood to be stored prior to chipping, together with the maturation of the compost which is produced at the site.

6.2 As set out below the development is also acceptable with regard to the associated transportation implications as well as its landscape and

amenity impact. It is therefore strongly contended that the proposal is wholly in compliance with Policy DC13 Hampshire Minerals and Waste Core Strategy Development Plan Document 2007.

TRANSPORTATION

- 6.3 The green waste facility at Down Farm presently secures all its vehicular access direct from Alton Road (B3349) via a bellmouth and hardened entrance located on the eastern side of the road. These existing access arrangements will not change as a result of this proposal.
- 6.4 At this point the main carriageway of Alton Road is generally straight in alignment with the site entrance located close to the summit of a hill providing good visibility in each direction. The road is unlit and subject to a 50 mph speed limit. The site access is provided with visibility splays of 2.0m x 160m based on the speed limit on Alton Road at this location. These arrangements have been previously judged by the positive determination of applications 05/00086/CMA and 08/01978/CMA to be suitable for the operation of the site without any detriment to highway safety.
- 6.5 As previously stated the key objective of this proposal is to assist the effective storage of wood and the maturation of compost at the site. There will be no material change at all in the vehicle movements to the site, either as a result of the proposed hardstanding or the increase in the cubic capacity at the site. It should be stressed that the key purpose of increasing the cubic capacity is to help produce a better quality of output and no significant alteration to vehicle movements is envisaged. My client has been monitoring vehicle movements at the site and in the year to date these have been approximately 8 – 10 vehicles per day. As stressed it is not envisaged that this amount will change, and further (as stressed

above) the site has an extremely good access onto the B3349 Alton Road. Accordingly the scheme is wholly in compliance with Policy DC6 of the Hampshire Minerals and Waste Core Strategy Development Plan Document 2007.

LANDSCAPE IMPACT

- 6.6 The location of the proposed hardstanding has been carefully chosen to avoid any harmful visual intrusion into the landscape. The area of land affected is in a very discrete location and well screened by the buildings associated with the existing Down Farm complex and the Odiham Airfield. The hardstanding will be created with a bunded sloping concrete slab, with the run off directed to the existing leachate storage tanks that were installed when the adjacent hardstanding was laid out. The leachate is all used to dampen the compost through an irrigation system. The compost is thus used to transport the leachate as a beneficial component at approved concentrations to fields within Down Farm. As stated in this document the purpose of the hardstanding is to provide a suitable area for the maturation of compost, and due to the discrete and well screened nature of the site the maturing compost will not be readily visible apart from immediate views. In the north west corner of the proposed hardstanding a small section (c. 10m) of hedgerow will need to be removed. This however is not a significant existing landscape feature, (comprising predominately of thorn) and if deemed appropriate compensatory landscape planting could take place on land to the east of the hardstanding within the ownership of the applicant. Accordingly the landscape character of the locality will not be affected in any harmful way by this proposal.

AMENITY IMPLICATIONS

6.7 The green waste facility has now been operating at the Down Farm complex for over 10 years without any amenity problems arising to any of the neighbouring occupiers. Given that the purpose of this application is to enable a complementary facility to be provided for the present operations it is wholly reasonable to conclude that the harmonious relationship with the neighbouring occupiers will continue. To help demonstrate how the site is being managed in an effective manner without causing any residential amenity harm enclosed a support document is a Bioaerosols Report. In order to comply with the Environment Agency permit regulations it is a requirement to prepare such reports on a routine basis. Previously the time period between reports was 3 months, however, due to the well-managed nature of the site this period has now been amended to 6 months. The conclusions of this report state that when the site was inspected in January 2013 the bioaerosols emissions at the site were below Environment Agency guidance levels upwind and downwind of the composting area and active bunkers.

7.0 CONCLUSION

- 7.1 In conclusion the proposed scheme will result in a development that assists the effectiveness of the existing green waste operations at the site. The development will allow for an improvement to the existing composting maturation process with the proposed hardstanding contained in a discrete, well screened location with no harmful landscape impact. The existing transportation arrangements are entirely suitable to serve the site and there will be no material alterations to transportation as a result of these modest improvements to the operational activities at the site.
- 7.2 It is therefore entirely appropriate that planning permission should be granted for the proposed hardstanding and the increase in the total amount of green waste and compost held at the site at any one time to 1,250 cubic metres.