



### **Planning, Design and Access Statement**

Application for new office accommodation, car and cycle parking with associated landscaping at  
A303 Recycling Facility, Barton Stacey, Hampshire, SO21 3QS.

**S R G Cole  
Raymond Brown Minerals & Recycling Ltd,  
Lee Lane,  
Nursling,  
Southampton,  
SO23 0AD.**

**21 March 2013**

## **Background**

Planning permission (09/01292/HCC3N) was granted for a permanent facility for recycling construction and demolition wastes and the extension of the existing site on 9 October 2009. The permission included the construction of a recycling building and waste recycling plant. The planning permission was implemented with the construction of the perimeter bunds commenced in early December 2009.

A second varying application was made due to changes in waste management practice after the original application was approved. It was recognised there was a need to redesign the scheme to a more sophisticated plant and to incorporate this within the building in line with best practice. Approval for this was granted by Hampshire County Council on the 23<sup>rd</sup> April 2010 referenced 10/00030/CMAN.

Due to the volume of waste materials coming to site for recycling an application was made to extend the working hours to enable a second shift to be worked to increase throughput. This was approved on the 14<sup>th</sup> February under planning reference 12/02647/CMAN.

The site currently achieves over 85% recovery of recyclable materials, i.e. less than 15% goes to landfill.

With the development of the site the number of staff has dramatically increased from the original 3 employees when the company acquired it to 76 directly employed full time staff comprising;

- 42 staff directly involved with waste treatment
- 17 company employed drivers (plus up to another 15 x 3<sup>rd</sup> party hauliers).
- 17 office staff located at A303 Facility providing on-site service and support.

A recent application for additional temporary parking has been approved by the Authority reference 13/00053/CMAN, pending a longer term solution.

The site development has also put considerable pressure on office staff who deal with the commercial side of the business; quotations, ticket production, invoicing and enquiries. Drivers also report to the office for their daily work schedule and returning tickets etc.

The office facilities currently comprise a group of Portable buildings adjacent to the weighbridge. These will be replaced by the proposed offices that will provide accommodation for the 16 of the office staff who will be transferred from the existing buildings.

A further issue has developed with the site operations as a result of the very heavy rainfall over the past few months. This has created problems with water management and run off from the site which needs to be controlled. The area around the current offices is the lowest point on the site and all the water goes to that point and we now require to resolve the problem through a water management system.

The head office of the Raymond Brown Group is located at Ringwood, Hampshire. The Raymond Brown Minerals & Recycling head office is located at Lee Lane, Nursling. The proposed office will support the A303 Facility.

## **The Application**

This application is made for the construction of a new office building on land owned by the company, to serve the existing MRF Facility.

The application comprises the following documents:

- The Application Form
- R270/001 Planning Statement
- R270/002 Site Location Plan
- A2/RB/3/01 Application Plan
- A2/RB/3/02 Site Master Plan
- A2/RB/3/03 Site Layout
- A2/RB/3/04 Office floor plan and elevations
- A2/RB/3/05 Planting Plan

## **The Proposal**

Following a review of all the site operations to assess any available space on the site it was concluded that for safe operation the facility was nearing capacity. The only option was therefore to consider making an application for a new building outside of the MRF Facility boundary. Due to the interaction between site staff, drivers and customers calling at the site it is not considered practical to locate this facility off-site away from the main activities. The weighbridge office itself will be retained in existing position with one employee.

Initial discussions took place with the Planning Authority based on locating the offices on the previously developed land on the north side of the site entrance. While the company felt there were many benefits in this location as follows:

- Previously developed land
- Convenient location to act as a “gateway” to the site for visitors.
- Low impact location, well screened by existing trees. There will be some additional screening and planting as shown in the Planting Plan.

In the opinion of the Officers this site was not suitable for a number of policy reasons. A recommendation was made to consider the location now proposed in this application.

The proposed location is on the land on the left hand side of the access road. Located in adjoining the screening bank this would not be visually intrusive and additional tree planting could enhance the overall site appearance as shown on plan ref A2/RB/3/05.

The office hours will be :

- Monday - Friday- 07.00 to 16.00hrs
- Saturdays - 07.00 to 13.00hrs

### **Building Design**

The new building will be a modular design, built off site and brought in sections and assembled into a single office block. Roller shutters are applied to the windows to defer break in and theft. See building plan ref A2/RB/3/04. The new building will accommodate 16 full time staff.

### **Landscape**

The location of the building with the bunds providing a backdrop means that there is minimal visual impact with the proposal.

Although it will be possible to glimpse the development through the access to the site the impact will be minimised by the proposed landscaping, tree planting and colour of the building.

There are no direct views from the A303 to the south due to the woodland alongside the carriageway.

### **Lighting**

Some external low energy downward facing lighting will be required around the site for health and safety purposes during normal working hours in winter. After normal working hours the building will be protected by infra red security cameras so lighting will not be required.

### **Transport Policy**

The company supports sustainable policies in terms of transport to work however due to the remoteness of the site there are limited opportunities in this area. It is not on a regular bus route.

The company promotes the "Bike to Work" scheme and a number of employees have taken up this opportunity. A bike shelter will be provided as part of the development.

Two car spaces are included for disabled

Car sharing is encouraged where possible, although this does not work well with shift working.

### **Planning Policy.**

The proposed offices are ancillary to the permitted waste management facilities on the adjacent land and are therefore acceptable in principle. The Planning Authority has recognised the opportunity presented by this site in terms of having been previously used by the army and also having excellent transport links directly on to the road network, A303 and A34.

Policy in Hampshire recognises that the more 'traditional' rural industries, such as farming are no longer the major employers in rural locations. Newer economic activity has become more established in recent decades, especially in service industries such as waste management. The A303 Facility has created over 70 jobs since the recycling facility was established.

## **Summary**

The development of the A330 Recycling Facility has provided an important site for the Hampshire in terms of waste management and resource recovery. It has also created a significant number of jobs. As the site has developed the need has arisen for a more suitable and appropriately located building to house staff directly related to the operations.