



## **Annex A Design and Access Statement**

## **Design and Access Statement**

**Application for Planning Permission to change the use of the existing green waste composting facility at Downend Quarry to a composite use of wood waste storage, sorting and transfer operation; bin storage; and Council Highways salt storage.**

### **1 Introduction**

1.1 This Design and Access Statement forms part of the planning application for Veolia's proposal for the change of use of the existing green waste composting facility at Downend Quarry to a composite use of wood waste storage, sorting and transfer operation; bin storage; and Council Highways salt storage. and additional waste transfer building at the existing Waste Transfer Station at Warren Farm. It has been prepared as required by the Planning and Compulsory Purchase Act 2004 and in accordance with the guidance contained within Department for Communities and Local Government Circular 01/2006: Guidance on Changes to the Development Control System.

1.2 The scheme description is provided in the Planning Supporting Statement and planning application drawings and should be referred to when reading this document.

1.3 This Design and Access Statement consists of two parts, the first of which addresses the design process and the second of which covers access issues.

### **2 The Design Process**

2.1 Veolia acknowledges the importance of good design in achieving sustainable development and has sought to ensure that the proposed scheme addresses design issues in an appropriate manner.

#### ***Site Context***

2.2 The site covers an area of 2.8 Hectares located just to the south of the M27 and to the east of junction 11 of the M27. Located to the east and south of the site there are agricultural fields and Winnhams Farm, beyond which lies the south coast railway line between Portchester and Fareham. Approximately 300m to the south of the site and beyond the railway and north of the A27 there is a residential area forming the western part of Portchester. The main centre of Portchester is 1.5km to the east. Situated to the south west of the site there are a number of residential properties together with a hotel and fitness club. The closest of the houses is Calx Lodge which lies approximately 120m from the site boundary. On the western side of the site is the former Downend Quarry beyond which is a riding school.

#### ***Development of the Scheme***

2.4 The current proposal is for the change of use of the existing green waste composting facility at Downend Quarry to a composite use of wood waste storage, sorting and transfer operation; bin storage; and Council Highways salt storage.

2.5 The site has been selected because the site has many attributes that make it suitable for the proposed uses; these are:

- The existing access via a private haul road to the strategic road network;
- The enclosed nature of the site;
- The existing concrete slab and drainage system;
- The existing site infrastructure (weighbridge, site office and amenity building).

#### ***Amount/Size***

2.6 The site is 2.8 hectares in total. The concrete slab extends across the majority of the site.

2.7 The single weighbridge and site office are located at the northern end of the site adjacent to the M27.

***Use***

2.8 The character of the area surrounding the site is mixed. The original Chalk Downland character has been undermined by encroaching residential development to the east and south of Down End and, to a lesser extent, south along Downend Road, and the construction of the M27 which runs in cutting to the north of the site. Quarrying activities and industrial development at Wallington to the west also influence the area's character. In summary, it is considered that the character of the area is urban/rural fringe, reinforced by extensive views of the Portsmouth/Fareham conurbation.

2.9 Given the site's history and the mixed character of the surrounding area (which includes quarrying and industrial development) it is considered that the waste transfer use and associated bin storage are appropriate uses within this area and fits well with the existing land use mix. The highways salt store is also appropriate to this mixed use site. Given its discrete siting within the former quarry the existing use has been very unobtrusive and has not significantly increased the industrial-type element to the existing land uses.

2.10 The change the use of the site will not alter the character of the area.

***Layout***

2.11 The change of use will result in any physical changes to the layout of the site.

***Scale***

2.12 The change of use will not scale of the use undertaken at the site.

***Landscaping***

2.13 There will be no change to the landscaping of the site.

***Appearance***

- 2.14 The change of use would not result in any significant change to the appearance of the site.

### **3 Access Issues**

- 3.1 Access to the Downend Quarry site is via Downend Road. This is a single carriageway road. Only a short length of Downend Road to the north of the site is used by vehicles travelling to and from the facility as the approved lorry route is via a private haul road between Downend Road and Boarhunt Road, which in turn leads to the M27 Junction 11 grade-separated junction.
- 3.2 The existing facility operates 7 days a week. Heavy goods vehicle movements to and from the site are considered at section 3.4 of the Supporting Statement. A small number of car trips also result from the six staff who work on site and visitors to the site.
- 3.3 As far as possible all users and employees of the site have equal access to all buildings and spaces within the site and every effort is made by Veolia to achieve this. However, because of the nature of the facility and the requirement for very strict safety standards, it is not be possible to provide equal access to all parts of the site to those whose physical impairment may prove a safety risk to themselves or others.
- 3.5 Access for emergency services is via the main access to the site and internal haul roads. Veolia is satisfied that all parts of the site can be easily accessed by emergency services and this is also a key requirement for a work site such as this.