



Annex A Design and Access Statement

Design and Access Statement

Application for Planning Permission for electricity sub station associated with the approved Materials Recycling Facility for the production of a Solid Recovered Fuel at the Waste Transfer Station, Warren Farm Quarry, Downend Road, Fareham

1 Introduction

- 1.1 This Design and Access Statement forms part of the planning application for Veolia's proposal for a replacement electricity sub station 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 letter supporting the 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 Warren Farm Quarry is located in a predominantly rural area to the north of the M27 motorway between Fareham and Porchester (grid reference SU605069). The site is accessed from the M27 Junction 11 via Downend Road.

- 2.3 The site was a former chalk quarry, previously used for landfill, aggregate recycling and waste transfer. The new Waste Transfer Station building was constructed during 2007 and opened in December 2007. The quarry is approximately 20m deep and covers an area of 3.9ha.

Development of the Scheme

- 2.4 The current proposed development is for a replacement electricity sub station associated with the approved Materials Recycling Facility for the production of a Solid Recovered Fuel (SRF) at the Waste Transfer Station, Warren Farm Quarry, Downend Road, Fareham.
- 2.5 Following detailed design of the SRF plant it was established that a new sub station would be required to support the operation.
- 2.5 The proposed location of the replacement sub station is to adjacent to the existing weighbridges The location was chosen because it is adjacent to the existing electricity supply and can accommodate the additional GRP building without impact on the access and circulation roads within the site.

Amount/Size

- 2.6 The application site is less than 0.01 hectares in total. The new buildings will have a combined area of 9m² and will be constructed of GRP and of a green colour.

Use

- 2.7 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, west along Downend Road, and the construction of the M27 which runs in cutting to the south 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.

- 2.8 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 station is an appropriate use within this area and fits well with the existing land use mix. Given its discrete siting within the existing quarry it is very unobtrusive and has not significantly increased the industrial-type element to the existing land uses.
- 2.9 The additional building will not change character or the use of the site. .

Layout

- 2.11 The changes to the layout will have no impact on the function of the site.

Scale

- 2.12 The changes will slightly increase the built development on the site but remain appropriate to the use of the site.

Landscaping

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

Appearance

- 2.14 The proposed buildings are of a design that is consistent with the existing use of the site and will not result in any significant change to the appearance of the site.

3 Access Issues

- 3.1 Access to the Warren Farm site is via Downend Road. This is a single carriageway road. Only a short length of Downend Road 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 facility operates 7 days a week. Heavy goods vehicle movements to and from will be unaffected by the proposal. 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.