

Appendix A

DESIGN & ACCESS STATEMENT

EXTENSION OF
LIQUID WASTE TREATMENT FACILITY

May 2012

Cleansing Service Group Ltd

CSG Botley
Woodhouse Lane
Botley
Southampton
SO302GD

1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared in accordance with the Department for Communities and Local Government Circular 01/2006 'Guidance on *changes to the development control system*'.
- 1.2 This document should be read in conjunction with the application forms, development description document, drawings and other supporting documents submitted with the application.
- 1.3 The proposed development is a minor extension to an existing facility and the application should be considered with the knowledge and understanding of the current operation, to which the latest planning permission 17146/15 refers.

2.0 PROPOSED DEVELOPMENT

- 2.1 The proposed development is for a minor extension to the Oil & Water Waste Treatment Facility on Woodhouse Lane, Botley Southampton. The development encompasses the construction of an additional concreted bunded area and the erection of 4 no of steel storage and processing tanks immediately adjacent to existing bunded steel tanks. The proposal also includes the siting of 2 no of new horizontal self bunded steel storage tanks within the confines of the existing treatment plant and licensed area.

3.0 ASSESSMENT

PHYSICAL

- 3.1 The site is located in Botley, Southampton at National Grid Reference SU 49993 13293. The total area of the site is 0.12ha and is part of a larger CSG's owned site. It is currently already used as a Liquid Waste Treatment Facility and the site entrance is from the existing CSG transport yard, which in turn is accessed from Woodhouse Lane approximately 100m from the Maypole roundabout on the A334.
- 3.2 The proposal is for a total development size of 165m² which includes the bunded area to site 4 storage tanks as well as the footprint of 2 self-bunded storage tanks.

- 3.3 Brick walls form the boundary to the majority of the site, either standalone or as part of an adjacent building. The site is occupied by 7 storage tanks including various plant and equipment for the treatment of liquid wastes. The proposed development will be in keeping with the existing site and physical surroundings. This site also has two very small block built stores which are currently unused and will need to be removed for the development.

SOCIAL

- 3.4 The development of extending the liquid waste treatment and storage facility will help to achieve CSG's objective to fully utilise existing premises and increase site recycling and recovery levels.
- 3.5 The site is currently used as a liquid waste treatment facility and the extension does not propose a change of operational activity. The nearest residential properties are located on the opposite side of Woodhouse Lane as well as on the back of the main CSG site. The development will not affect the people in the locality.

ECONOMIC

- 3.6 CSG have been in operation since 1934 and have been at this location as its first site and no provide waste management services from 19 sites across the UK. The proposed development will generate an increase of 50% of the current workforce at the site to provide employment opportunities and contribute to the local economy.
- 3.7 The development increases efficiency and recovery levels will enable CSG to remain competitive in the economic market place and provide continuous economic activity and employment in the local area.

LOCAL GOVERNMENT POLICY

- 3.8 Sustainable Development is central to both the national Planning Policy Statement 1 and the Council's Draft Local Plan 2011-2029 and the proposed development will support the objectives set out in those policies.
- 3.9 Providing employment areas
As set out in the Draft Local Plan 2011-2029, Chapter 2 (Prosperity), there are substantial pressures to provide further employment opportunities due to the reduction employment floor space. The Local Plan's Strategy section 5.8 underlines that '*intensification of use of existing employment sites*' is required to meet the Council's long-term objectives. This proposed development is looking to provide additional employment opportunities on already existing premises.

3.10 Maintaining a high-performing local economy

The Local Plant sets out to improve economic competitiveness and support new and existing businesses in order to maintain and grow the local economy '*without adverse impact on south Hampshire's City Centres*' (Chapter 3, Strategic Policy S1). This proposed development supports the growth of economic activity and prosperity within the existing facilities and without impacting City Centre developments or operations.

4.0 INVOLVEMENT & EVALUATION

4.1 The proposed development has been discussed with the local planning officer, Clare Martin and in brief as an appropriate involvement of authorities for the small scale of this development.

4.2 The site's immediate neighbour, CSG other business of transport and administration have not raised any objections after consultation.

4.3 In the site's wider context, a positive opportunity for design are supported by utilising redundant tanks and equipment form another CSG liquid waste treatment plant, which will enhance that locality by removing redundant plant and equipment.

5.0 DESIGN

AMOUNT

5.1 The new concrete bunded will have a floor space of 140m² within which 4 liquid waste storage tanks are proposed to be erected. Additionally 2 self bunded storage tanks are to be located with a floor space of 12.5m² each within a total application area of 0.12ha.

LAYOUT

5.2 The bunded area will be constructed in the north eastern corner of the site, immediately adjacent to the current bund, housing Tanks 1, 2, 8, 9 and 10 as shown on Drawing No CSG/12/101/1.

5.3 2 self-bunded storage tanks will be located to the south of the main tank farm as shown on the same drawing No CSG/12/101/1.

- 5.4 The proximity to the current tanks and equipment will enable to integrate the new development efficiently and better utilise the space of the site.
- 5.5 The development will require the demolition of two small block built stores and the 2 temporary buildings which are currently largely unused.

SCALE

- 5.6 The bunded area will have concrete bunds at the height of 1.44m, which match the existing bund exactly. The 4 storage tanks will also be of equal height to the existing tanks 1, 2, 8 and 9 at 6.4m with a circumference of 4.0m.
- 5.7 The self-bunded storage tanks are of horizontal layout and have dimensions of 4.15m length, 3.0m width and 3.5m height including pipework and gantry.
- 5.8 The footprint and dimensions of the new plant and tanks will maximise the utilisation of the site by using more of the existing floor space for processing and storage activities. The dimensions will stay within the current height, levels and layout of existing tanks not impacting on the overall height of the site development and stay below any surrounding buildings.

LANDSCAPING

- 5.9 The concrete bunds and tanks will be of standard design for a waste management facility and the colouring of the tanks will match the existing colours of the plant and surrounding buildings.
- 5.10 No soft landscaping is proposed as all construction is of concrete and steel materials in order to contain the liquids to be processed and stored, protecting the environment and creating a safe workplace.

APPEARANCE

- 5.11 The tanks will be finished in green to match the existing infrastructure of the facility as well as the environment of the surrounding area.
- 5.12 The 4 tanks which will be located in the purposely constructed bund are vertically cylindrical and have manhole access to the top and sides. The tanks will be connected via a pipe network which will also be finished to match existing ancillaries on site.

There will be gantry and walkways constructed between the tanks in order to provide a safe and successful workplace for employees.

6.0 USE

- 6.1 The site already accepts, assesses, stores, treats and recovers liquid wastes for onward treatment or disposal.
- 6.2 The proposed development will enable to business to extend the residence time of the liquid waste materials, which will increase the recycling and recovery rates of materials from the waste through the use of time and gravity.
- 6.3 The existing set up does not provide enough storage and settlement capacity for the current volumes of incoming wastes and the new development will enable to business to process the wastes more thoroughly, increasing efficiency of the same volume inputs.
- 6.4 The 2 self bunded storage tanks will be used for the storage of recovered oil form the recovery process and provide a more accessible collection point for oil re-refinery collectors. It will also help keep the recovered material separate and secured from the processing and settlement tanks.
- 6.5 The development proposed is located on the existing, privately owned site and the design has been based on the company objective to increase utilisation of the land asset, to provide further employment opportunity and to generate further income by increasing recovery rates from existing incoming wastes.

7.0 ACCESS

- 7.1 The current access to the site is gained via a gated entrance to the north westerly corner of the site. These gates open up onto the main CSG transport yard which in turn is accessed from Woodhouse Lane. No change is proposed to the access to the site.
- 7.2 There is no public access to the site other than escorted visitors from Regulatory Authorities.
- 7.3 The site layout has been designed to provide a secure, safe and accessible working area and is consistent with the current layout both in access, appearance and layout.
- 7.4 The access to the newly developed bunds and tanks will be provided via steel ladders, stairs and gantry in line with Health & Safety reviews and regulations to provide easy and safe access to all working areas.