

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Economy, Transport and Environment
Date:	4 November 2014
Title:	Project Appraisal: Hedge End Household Waste Recycling Centre
Reference:	6151
Report From:	Director of Economy, Transport and Environment

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1. Executive Summary

- 1.1. Following a paper presented in April this year, which gave approval to submit a planning application, more detailed feasibility investigations have been undertaken which have provided better information about the deliverability and cost of the scheme.
- 1.2. As well as the known uncertainty in terms of the planning application, the investigations have shown there are areas of risk relating to ground conditions and some key operational issues due to the proximity to the Ageas Bowl that result in the need to review the viability of the project.
- 1.3. The feasibility work has shown the relocation will cost between £1.2million and £1.6 million whilst the existing Hedge End Household Waste Recycling Centre (HWRC) land, once developed, has been valued at about £1 million. This means that not only is this project more expensive than other HWRC developments but that there is a funding shortfall of up to £600,000.

Alternative Options Considered and Rejected:

- 1.4 The option to continue with the planning application submission for the new HWRC has been considered and rejected due to both the overall cost of the scheme and the operational challenges resulting in the scheme not representing good value for money.

2. Background

- 2.1. The existing HWRC is a medium sized 'split-level' site with permanent planning consent, built in the 1980s on County Council owned land in Shamblehurst Lane Hedge End.
- 2.2. Hedge End HWRC is consistently the highest performing HWRC in the County Council's network; in 2013/14 it had a landfill diversion rate of 92%. It is, however, a busy site with limited vehicle space for queuing vehicles off the highway leading to significant queuing and congestion on the roads outside the site at times of peak usage, resulting in complaints from adjacent property owners.
- 2.3. Residential development up to the boundary of the HWRC has occurred over the last 20 years, leading to conflict between the HWRC and local residents who have requested relocation of the facility.
- 2.4. The land proposed by Eastleigh Borough Council on Botley Road is a dense triangular block of woodland located in the M27 corridor within the West End and Hedge End Countryside Strategic Gap.

3. Finance

- 3.1. Due to the unknowns in relation to the ground conditions, the total price for the scheme ranges from £1.2 million to £1.6 million. It would be necessary to complete all of the design, survey, and investigations in order to get confirmation of the costs.

Item	Cost
Construction	£1,000,000 to £1,400,000
Eng. Con. Design Fees	£40,000
Eng. Con. Site Supervision	£85,000
Estimated Survey and investigation costs	£30,000
Site Furniture	£45,000
Total	£1,200,000 to £1,600,000

The existing HWRC land and the adjacent County Council owned land, which is leased to the Scouts, has been valued at £1 million, on the basis that it will be developed for housing. The intention is for a land transaction between Eastleigh Borough Council and Hampshire County Council which would provide the capital funding needed to develop the new site. However,

based on the findings of the work to date, there will be a funding shortfall of up to £600,000.

4. Project Issues

- 4.1. There two key factors that have lead to the increase in the cost of the project as they will impact on the complexity and method of construction, they are:
 - The ground conditions on the proposed site are not expected to have sufficient bearing capacity to allow standard foundations to be built and so piled foundations will most likely be required.
 - There are high groundwater levels on the site and there are very poor infiltration rates meaning that site will require a drainage solution to be developed. This will require an engineered solution and is likely to need additional land on the adjacent site to facilitate an attenuation pond.
- 4.2. In addition to the expected increased cost of the project there is a significant operational issue that arises as a result of the location of the proposed site. There are 23 road closures shown on the ROMANSE road closure page for the Ageas Bowl. Not all the events are shown on this list as it is not updated throughout the year. However, the Ageas Bowl calendar shows it held 84 cricket matches of varying standards this year.
- 4.3. The majority of the closures shown on ROMANSE take place from May to September for week day and weekend cricket matches, including one day matches and 5 day Test Matches, and for weekend concerts. This coincides with the peak periods of use for the HWRCs i.e. weekends in the summer months.
- 4.4. The section of Botley Road that is closed runs past the proposed HWRC entrance. It is stated that access will be maintained for businesses and residents during the closures, except for the 1 ½ hours (approx.) when pedestrians exit the Ageas Bowl, when the road will be closed to all traffic. On big match days there are very high volumes of traffic in the area leading to queues forming, often as far as the motorway. A common complaint about events held at the Ageas Bowl is the poor traffic management and the difficulty found in accessing and exiting the site.
- 4.5. Due to the proximity of the proposed HWRC to the Ageas Bowl and the nature of the temporary road closures and heavy traffic experienced in the Botley Road area on big match days, the site would need to be closed on all the dates affected by road closures.
- 4.6. These site closures would require proactive communication from Hampshire County Council highlighting the affected dates as early as possible and highlighting alternative sites. The County Council Communications Team was contacted for their advice on how to communicate these road closures

to the public. This advice included leaflets and signs on site, leaflet drops to houses, information included in refuse collection calendars in the local area, articles in the County Council and District Council's publications, local paper adverts, press releases, radio and social media messages.

- 4.7. Whilst the majority of matches and events are booked well in advance there are also those that are added to the programme during the year which would present an additional challenge in terms of communicating additional closures to the public and managing the impact that it has.
- 4.8. The operational general arrangement drawing shows that the proposed new HWRC, due the constraints of the site, will not offer a significantly improved service i.e. only one additional waste container compared to the existing site at Shamblehurst lane. However the traffic management would be improved on site as there will be 16 parking spaces and stacking for 14 cars compared to 9 parking spaces and stacking for 7 cars on the existing site.
- 4.9. The combination of the number of closures, their irregular pattern, their timing at the busiest period of the year and the increased cost of the scheme mean that overall the project would not provide a value for money service to the public.

5. Recommendation

- 5.1. That the Executive Member for Economy, Transport, and Environment approve the abandonment of the relocation project for the Hedge End Household Waste Recycling Centre from Shamblehurst Lane to Botley Road, for the reasons outlined in this report.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	no
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	no
Corporate Improvement plan link number (if appropriate):	
OR	
This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:	
The issues that have arisen from further investigation into the relocation of Hedge End HWRC, means the scheme no longer represents value for money in terms of expenditure of public funds.	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
EMETE – Hedge End HWRC Deliverability Assessment	5752	01/04/2014

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

<u>Document</u>	<u>Location</u>
None	

IMPACT ASSESSMENTS:

1. Equality Duty

1.1. The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2. Equalities Impact Assessment:

Equality Impact Assessment Hedge End HWRC - relocation
Equality Statement – summary of findings
<p>The abandonment of the Hedge End HWRC relocation scheme will have a low impact on the residents of Hedge End as the service will still be provided by the existing Hedge End HWRC on Shamblehurst Lane.</p> <p>One negative impact from the abandonment of the project is that the existing site, although of split level design, does have some steps to access the bins. The new site would provide completely level access to all the bins.</p> <p>The proposed mitigation to this issue is that the site staff are available to provide assistance to all HWRC users.</p>

2. Impact on Crime and Disorder:

2.1 Not Applicable.

3. Climate Change:

3.1 How does what is being proposed impact on our carbon footprint / energy consumption?

Not Applicable.

3.2 How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

Not Applicable.