

## HAMPSHIRE COUNTY COUNCIL

### Decision Report

<b>Decision Maker:</b>	Executive Member - Environment
<b>Date:</b>	26 January 2011
<b>Title:</b>	Project Appraisal: The relocation of Waterlooville Household Waste Recycling Centre, Waterlooville
<b>Reference:</b>	2274
<b>Report From:</b>	Director of Environment

**Contact name:** David Ward

**Tel:** 01962 832264

**Email:** david.ward@hants.gov.uk

### 1. Executive Summary

1.1. The purpose of this paper is to seek approval to relocate the existing Waterlooville household waste recycling centre (HWRC) in Hambledon Road, Waterlooville, to a new site on the West of Waterlooville Major Development Area (WoW MDA) land. This scheme will be fully externally funded through developer contributions.

1.2. The proposal is to construct a split-level HWRC site with a new access road from the public highway. An onsite vehicle stacking lane will lead to 28 customer parking bays, including two disabled bays, which will give access to the upper storage areas and eight double bin bays. The lower level bin servicing area will be accessed immediately upon entering the site, thus segregating the lorry movements from customer vehicles as soon as is practicable.

1.3. This paper seeks to:

- provide a background to the existing Waterlooville HWRC;
- consider the benefits of constructing a new HWRC site;
- present the finances for the project and the impact on the HWRC capital budget; and highlight the potential benefits the new HWRC will have on the performance of both the site and the HWRC service overall

HAMPSHIRE COUNTY COUNCIL  
EXECUTIVE MEMBER - ENVIRONMENT

PROJECT  
APPRAISAL  
(Externally Funded)

---

26 JANUARY 2011

---

---

PROJECT: THE RELOCATION OF WATERLOOVILLE HOUSEHOLD  
WASTE RECYCLING CENTRE

---

COMMENCEMENT DATE: September 2011  
COMPLETION DATE: March 2012

PLANNED YEAR OF START IN ACCORDANCE WITH CAPITAL  
PROGRAMME: 2011/12

---

1. Executive Summary

1.1 The purpose of this paper is to seek approval to relocate the existing Waterlooville household waste recycling centre (HWRC) in Hambledon Road, Waterlooville, to a new site on the West of Waterlooville Major Development Area (WoW MDA) land. This scheme will be fully externally funded through developer contributions.

2. Contextual Information

2.1 The existing Waterlooville HWRC, located in Hambledon Road, is situated on the edge of a retail park, to the west of Waterlooville town centre, and is close to the residential area of Wecock. A location map showing the current HWRC and the proposed site for the new HWRC is shown on the attached drawing no. WAT-A/LP1.

2.2 The current facility is a medium-sized single level site, which has been at this location since the early 1980s. It has permanent planning permission and is provided by the County Council and operated by Hopkins Recycling Limited, an appointed private contractor. It is situated on land owned by Havant Borough Council and is occupied through a User Rights Agreement.

2.3 The site is deemed to be of an outdated design and also too small for the level of usage it now receives. Issues with traffic congestion have been experienced in times of peak use, typically at weekends during the spring and summer, and vehicles have been known to back up onto the public highway.

2.4 As the site is a single level facility it has to be temporarily closed for up to 15 minutes to ensure the safety of the public when a waste container is being serviced. Queues inevitably form on the highway outside the site at these times as customers wait to gain access to the HWRC.

2.5 The new West of Waterlooville MDA will bring approximately 2,500 new dwellings into the area, which will lead to an increase in usage of the Waterlooville HWRC. A new HWRC facility was put forward as part of the planning application for the MDA. This will overcome the issues with the existing site, and provide capacity for the additional housing development in the Waterlooville area.

2.6 This new MDA is broken down into further smaller parcels of land. The proposed site for the new HWRC is within the Old Park Farm area, being developed by Taylor-Wimpey.

3. Introduction

- 3.1 The County Council, as Waste Disposal Authority, has a legal obligation to make arrangements for 'places to be provided at which persons in its area may deposit their household waste and for the disposal of waste so deposited' (Environmental Protection Act 1990 Section 51 (1) (b)).
- 3.2 In Hampshire this responsibility is delivered through the provision of 26 Household Waste Recycling Centres (HWRCs). Of these, 24 sites are provided by the County Council, and the two unitary authorities of Southampton City Council and Portsmouth City Council provide one each.
- 3.3 The existing Waterlooville HWRC is a medium sized single level site located on Hambledon Road in Waterlooville. It was built in the 1980s occupying an area of some 0.15 acres. The land is occupied by Hampshire County Council through a User Rights Agreement with Havant Borough Council as landowner.
- 3.4 The information below sets out the details of the proposed new Waterlooville HWRC on the Wimpey-Taylor land in the WoW MDA.

4. Details

- 4.1 The existing single level site was constructed in the early 1980s and has 12 waste container bins. The new site will be a split level HWRC site with eight double bin bays and two large upper storage areas, with a new access road from the public highway. It will occupy an overall area of 0.75 hectares (1.85 acres).
- 4.2 It will feature an onsite vehicle stacking lane for up to 26 cars, leading to 28 customer parking bays, including two disabled bays.
- 4.3 As well as the eight double bin bays, the upper storage areas can accommodate approximately eight more waste container bins plus storage for other waste types.
- 4.4 The estimated total cost for the Waterlooville HWRC relocation scheme is £950,000, which is fully externally funded through developer contributions.
- 4.5 A key feature of the design is to achieve the objective of all container servicing being carried out from the lower area. This will leave the upper area dedicated to customers allowing them to use the facility without disruption as all the bins can then be serviced whilst the site remains fully operational.

- 4.6 Customer and lorry access in and out of the new HWRC will be via new entrance and exit roads connected to the highway network. The lower level bin servicing area will be accessed immediately upon entering the site, segregating the lorry movements from customer vehicles as soon as is practicable.
- 4.7 During the construction of the new HWRC the existing HWRC in Hambledon Road will remain open until the new site has been constructed and is ready to become operational. The existing site will close the night before the new site is to open to cause as little disruption to the public as possible. The construction period for the new HWRC will be approximately six months.
- 4.8 A comprehensive landscaping scheme to the approval of the Waste Planning Authority will form part of the proposals. These proposals will tie in with the planting that will be implemented by the MDA developer.
- 4.9 Once the existing site is closed it will be decommissioned and the Environmental Permit will be surrendered to the Environment Agency. Once this has been achieved the land can be offered back to the landowner, Havant Borough Council.
- 4.10 A location plan of the new Waterlooville HWRC, showing the existing HWRC, and a layout drawing of the proposed new site are attached.

5. Targets and Outcomes

- 5.1
- (i) Remove the need for the site to temporarily close for bin servicing due to the split-level design. This will also increase customer throughput on the site, as customers can continue to use the site whilst bin servicing is in operation.
  - (ii) Improve health and safety on the site by removing the steps to access the bins due to the split level design.
  - (iii) Remove queuing from outside of the HWRC site by increasing the size of the new split level HWRC and creating on-site stacking capacity for up to 26 cars compared with a maximum of seven cars on the current site.
  - (iv) Increase the on-site car parking spaces from 12 at the existing site to 28 vehicles at the new site, including two bays for disabled drivers.
  - (v) Increase in the number of waste container bins from 12 at the existing site to 22 at the new site.

- (vi) Help increase the annual recycling rate from the current 64% at the existing site towards the target 69% as set out in the Waste and Resource Management Business Plan 2010-13 due to the greater number of waste container bins and additional upper level waste storage areas at the new HWRC.
- 5.2 The overall benefits of the new HWRC will result in a much improved public service for local residents.
- 6. Standards
- 6.1 All specifications within the design for the proposed new Waterlooville HWRC will be in accordance with Hampshire County Council standards and policy documents, as well as being in accordance with British Standards.
- 7. Statutory Procedures and Consultation
- 7.1 The proposed new Waterlooville HWRC will require a new planning consent. The planning application will be submitted to Hampshire County Council, as the Waste Planning Authority, and it will be considered by the Regulatory Committee.
- 7.2 Before the new HWRC can become operational it will need to be granted an Environmental Permit from the Environment Agency.
- 7.3 A comprehensive communications campaign will be developed to keep local residents informed about the progress of the proposed new Waterlooville HWRC.
- 7.4 There will be a significant communications campaign to inform all site users and local residents of the relocation of the HWRC. Information dissemination will begin once construction is underway. The aim will be to reach all potential site users through both written and digital media taking advantage of Local Authority web pages and news letters as well as the more traditional press releases, leaflet distribution on site and signage.
- 8. Policy Considerations
- 8.1 Recycling facilities are one of the most widely-used public services that benefit Hampshire householders, with more than 4.3 million people using the facilities each year. Furthermore, the importance of household waste recycling centres is likely to continue well into the future.
- 8.2 The new Waterlooville HWRC supports one of the County Council's three Corporate Strategy priorities – Enhancing our

quality of place. It also supports the County Council's Environment Department Aim number 2 – Helping everyone waste less – to reduce waste, minimise landfill and promote conservation of material resources.

- 8.3 The new Waterlooville HWRC also supports Aim 3 of the Local Transport Plan to 'reduce the impact and effect of congestion' by removing the long term issue of traffic from the site queuing onto Hambledon Road.

9. Land Requirements

- 9.1 By an Agreement under Section 106 of the Town and Country Planning Act 1990, the County Council has been granted the freehold ownership of approximately 1.29ha (3.19 acres) of land within the Taylor Wimpey section of the WoW MDA. The new HWRC will be constructed within this parcel of land and is expected to occupy an area of approximately 0.75 hectares (1.85 acres). The land for the new HWRC is to be provided 'fit for purpose', free from contamination, and with a fully serviced access road built to an adoptable standard. There are various trigger point dates set out in the Section 106 Agreement showing when the County Council will receive the freehold ownership of the land, the access haul road, the completed road and the developer contribution funding.

10. Alternative Arrangements

- 10.1 Alternative options considered and discounted on the grounds of being unable to meet the requirements for improving the HWRC service for the Waterlooville area include retaining:
- (i) the existing Waterlooville HWRC in Hambledon Road without carrying out any improvements; and
  - (ii) the existing Waterlooville HWRC in Hambledon Road and carrying out improvements to overcome its shortcomings.

11. Local Members' View

- 11.1 The local Members, Councillors Beagley and Allgood, support the relocation to the new split level HWRC within the Major Development Area.

12. Sustainability

- 12.1 The design and construction of the new Waterlooville HWRC will aim to maximise the opportunity to incorporate the principles of sustainable development.

12.2 The tenderers for the construction contract will be asked to submit prices for using recycled materials where these are available, and where they meet the British Standards specification.

12.3 The new HWRC will be specifically designed to enable additional recycling facilities to be provided.

13. Financial Arrangements

13.1	<u>Expenditure</u>	<u>£'000</u>	<u>Funds Available</u>	<u>£'000</u>
	Design Fee	70	Developer Funding	950
	Supervision	30		
	Project Works	850		
	Land	Nil		
	Total	<u>950</u>	Total	<u>950</u>

13.2	<u>Revenue Implications</u>	<u>£'000</u>	<u>% Variation to Committee's budget</u>
	Net increase in Current expenditure Capital Charge		
	Total Expenditure	<u>Nil</u>	<u>Nil</u>

13.3 Assuming that 100% of the proceeds from the surrender of the User Rights in the existing site is approved for reinvestment in this project, the cost will be met entirely from Developer Contributions.

13.4 The current cost estimate for the proposed new Waterlooville HWRC project is shown in the table below. The projected costs are based on estimates of maximum potential costs from the Feasibility Study Report provided by the Environment Department's Engineering Consultancy (April 2010). The tender process will, in due course, provide more detailed and precise costs.

13.5	Waterlooville HWRC: estimated cost	
	<b>Item</b>	<b>Cost</b>
		<b>£000</b>
	Land Acquisition (excl. Fees)	0
	Construction Works Cost	710
	Feasibility Design Fees	10
	Detailed Design Fees (incl. land survey and geotechnical fees)	40
	Site Supervision	30
	Statutory Undertakers' Diversions/Supplies/Fees	10
	Planning and Environmental Permit Fees	10
	Landscaping Fees	5
	Estates Practice Fees	5
	Archaeological Investigation	5
	New Site Furniture	50
	Reinstatement of the Existing HWRC	50
	Miscellaneous Items <sup>1</sup>	25
	<b>Total estimated cost (excl. Land Acquisition)</b>	<b>950</b>

<sup>1</sup> Includes Other HCC Fees, External Consultants Fees & Supplementary Work Orders (e.g. Site testing/Services Trial Holes/Safety Audit/EA Fees/Transport Assessment)

13.6 The new HWRC site is to be situated within 1.29 hectares (0.75 acres) of land situated in the Taylor – Wimpey section of the WoW MDA. This land is being provided free to HCC via a Section 106 Agreement for the provision of an HWRC.

14. Maintenance Implications

14.1 The management contractor Hopkins Recycling Limited has been appointed to operate all 26 HWRCs in Hampshire on behalf of the County Council and has a contractual duty to:

“Keep the whole HWRC area clean and tidy, including regular sweeping of the compound area and the collection of any wind-blown material either in or around the site; and check regularly all the site furniture, including waste containers, fencing and entrance gates, and report any damage or vandalism to the County Council.”

14.2 Hopkins Recycling Limited is continuously monitored under various mechanisms through the HWRC management contract, with site audits and inspections on a regular basis, to ensure compliance with the contract terms.

**15. Recommendations**

- 15.1 That the Project Appraisal for the relocation of the existing Waterlooville household waste recycling centre in Hambledon Road, Waterlooville to a new site on the West of Waterlooville Major Development Area land, to be externally funded at an estimated cost of £950,000, be approved.
- 15.2 That the submission of a planning application seeking consent to carry out the construction of the new Waterlooville household waste recycling centre on the West of Waterlooville Major Development Area land, to be fully externally funded at an estimated cost of £950,000, be approved.
- 15.3 That the Executive Member for Environment requests that the Executive Member for Policy and Resources approves 100% of the proceeds arising from the surrender of the User Rights Agreement for the land occupied by the existing site being reinvested in the provision of a new Household Waste Recycling Centre to serve the Waterlooville area.

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

<b>Hampshire safer and more secure for all:</b>	no
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	no
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	yes
Corporate Improvement plan link number (if appropriate):	

**Other Significant Links**

<b>Links to previous Member decisions:</b>		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
<b>Direct links to specific legislation or Government Directives</b>		
<u>Title</u>		<u>Date</u>
Environmental Protection Act 1990 (section 51 (1) (b))		<b>1990</b>

**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>
Waterlooville HWRC Relocation Feasibility Study 2010	HN05 Correspondence files EIIC West

## **IMPACT ASSESSMENTS:**

### **1. Equalities Impact Assessment:**

- 1.1. The proposed new Waterlooville HWRC has 28 customer parking spaces, two of which are designated for disabled drivers. These spaces are located close to, and within sight of, the site staff hut to ensure that if help is requested it can easily be provided.
- 1.2. An 'Accessibility Audit' was undertaken across the HWRC network in 2004 and a variety of issues were raised with the aim of improving access to site for the benefit of all customers. The design of the new Waterlooville HWRC has taken these findings into account with the aim of safeguarding the health and safety of all customers using the site.
- 1.3. Assessment of the Race Relations (Amendment) Act has been considered in the development of this proposal. No adverse impact has been identified in terms of race, creed or gender.

### **2. Impact on Crime and Disorder:**

- 2.1. The preliminary design for the proposed new Waterlooville HWRC features a 2.4 metre high boundary fence and entrance gates. The site will be fully staffed during opening hours and the entrance gates will be locked with the site is closed.
- 2.2. There will be an information sign at the entrance to the new site giving details of an emergency contact telephone number in the event of vandalism or any similar event needing to be reported.
- 2.3. Automatic Number Plate Recognition (ANPR) will be in operation at the site. ANPR supports trade waste controls by identifying unusually frequent site users who are likely to be traders illegally attempting to enter the site by using non-commercial vehicles such as cars.

### **3. Climate Change:**

- (a) How does what is being proposed impact on our carbon footprint / energy consumption?

The Waste and Resources Action Programme estimated that current UK recycling saves between 10-15 million tonnes of CO<sub>2</sub> equivalent greenhouse gases a year. This is equivalent to taking 3.5 million cars off the road.

As part of the HWRC Service Provision Review work is being undertaken on the carbon impact of the HWRC network and the output will be used to develop an action plan. This will aim to reduce the carbon impact of the HWRC Service.

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

The new Waterlooville HWRC will help increase the annual recycling rate at the site from the current 64% to the target average performance of 69% per site as set out in the Waste and Resource Management Business Plan 2010-13. Increased recycling will help Hampshire by reducing the amount of waste that goes to landfill, cutting down on energy use and combating climate change.

A work package assessing the impact of the HWRC Service on climate change as well as ensuring it is climate change resilient is being completed as a part of the HWRC Service Provision Review. The outputs from this work will be implemented in 2011/12 across the HWRC network.