

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member – Environment and Transport
Date:	6 March 2012
Title:	Relocation of Eastleigh Household Waste Recycling Centre
Reference:	3585
Report From:	Director of Economy, Transport and Environment

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1. Executive Summary

1.1. The purpose of this paper is to seek approval to the principle of relocating the existing Eastleigh Household Waste Recycling Centre (HWRC) in Woodside Avenue, Eastleigh, to a new site on Stoney Croft Rise, off Chestnut Avenue, Eastleigh.

1.2. Following on from the initial agreement from the Executive Member to proceed with discussions with Eastleigh Borough Council to relocate the existing HWRC, on the basis that this scheme will be fully funded by the Borough Council, subject to Heads of Terms being agreed and Planning Permission for the scheme being secured by Eastleigh Borough Council, a stage has now been reached that requires formal approval to progress.

1.3. 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 7 double bin bays (based on feasibility design). 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 it is practicable.

1.4. If the recommendations of this Report are approved and the planning issues resolved, a separate Report from the Director for Culture, Communities and Business Services will be submitted to the Executive Member for Policy and Resources seeking approval of the land exchange with Eastleigh Borough Council in relation to the land at Woodside Avenue and Stoney Croft Rise.

1.5. This paper seeks to

- Provide a background to the existing Eastleigh 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.

2. Contextual information

- 2.1. The existing Eastleigh HWRC, located in Woodside Avenue, Eastleigh is a small, single level site built in the early 1980s. The land occupied by the HWRC is in the freehold ownership of Hampshire County Council and has permanent planning consent for its current use. However there is a restrictive covenant that was imposed on the land title by Eastleigh Borough Council when it sold the land to the County Council which limits its use to that of a household waste recycling centre. This would no longer be relevant in the event that the land is transferred back to Eastleigh Borough Council.
- 2.2. Hampshire County Council has been approached by Eastleigh Borough Council in the past regarding the sourcing of an alternative site for the existing HWRC, which is small and of an outdated design. Issues with traffic congestion have been experienced in times of peak use, typically at weekends during the spring and summer and vehicles regularly back up onto the public highway. Despite these issues the HWRC does not meet the priority list criteria for redevelopment and there is no budget for its redevelopment or relocation.
- 2.3. 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.
- 2.4. In Autumn 2005, Hampshire County Council carried out a site search for land to relocate the HWRC. The report produced in January 2006 identified no sites with HWRC development potential. In May 2006, Eastleigh Borough Council expressed an interest in redeveloping the land occupied by the current HWRC, and the adjacent allotments for housing. This interest was furthered in May 2009 when Eastleigh Borough Council Estates requested that the County Council consider a plot of land off Chestnut Avenue as a possible relocation site: this site had been considered as part of the site search but had been rejected owing to it being allocated as part of the strategic gap in Eastleigh Borough's Local Plan. The Borough Council has since applied for and been granted outline planning permission for housing at the Woodside Avenue site on 28 January 2010.
- 2.5. Following initial agreement from the Executive Member to evaluate options, Hampshire County Council Officers met with Eastleigh Borough Council Officers in June 2011 to discuss the proposed Eastleigh HWRC relocation scheme and since then further meetings and correspondence have occurred regarding the scheme. Eastleigh Borough Council has employed a Project Manager for the HWRC relocation scheme and received Member approval, in September 2011, to progress to the detailed design stage of the project. This is currently being done working alongside the County Council and is aimed to

be delivered through the well established relationship with Engineering Consultancy.

- 2.6. Eastleigh Borough Council has recently put the review of the Local Plan out for public consultation. The redevelopment of the Woodside Avenue site for housing is identified as well as the need to relocate the existing HWRC. The Borough Council has identified Stoney Croft Rise, off Chestnut Avenue, Chandlers Ford as the potential new HWRC site.

3. Finance

- 3.1. In accordance with the initial agreement with the Executive Member to evaluate options, the relocation of the Eastleigh HWRC is to be fully funded by Eastleigh Borough Council. Below is a table showing the estimated cost of the project taken from the Hampshire County Council Engineering Consultancy June 2010 Feasibility Study into the proposed scheme.

ITEM	COST (£)
Land Acquisition (as part of equivalence of exchange)	0
Construction Works Cost	827 000
Feasibility Design Fees	10 000
Detailed Design Fees (incl. land survey & geotechnical fees)	40 000
Site Supervision	30 000
Planning and Environmental Permit Fees	10 000
Landscaping Fees	5 000
Property Services Fees	10 000
Legal Services Fees	5 000
Archaeological Investigation	5 000
Reinstatement of Existing HWRC	5 000
New site Furniture	50 000
Miscellaneous Items ¹	20 000
Total Estimated Cost	£1 017 000

¹ Includes other HCC Fees, External Consultants Fees & Supplementary Work Orders (e.g. Site testing/services Trial Holes/Safety Audit/Transport Assessment)

4. Performance

- 4.1. The relocation of the Eastleigh HWRC will be an investment in a frontline County Council service. It will lead to an improvement in the site operational layout and the customer experience. This in turn leads to an increase in the recycling rates achieved by the site and therefore a reduction in waste going to landfill, which results in a financial saving.
- 4.2. For Example: It has been shown from the Andover HWRC project in 2008 that the recycling rate increased by 7% in the first full year after relocation. This led to 566 tonnes less waste going to landfill. Based on the current 2010/11 landfill tax levy of £56 per tonne this would give a saving of £31,696 for the year.

4.3. Whilst provision of a new HWRC significantly increases recycling it also attracts an increased total tonnage of material leading to a greater overall throughput. It is estimated that this material would otherwise have gone through the kerbside collection route or been fly tipped but is now captured through the HWRC as it is easier for the public to use and is more accessible. Overall the HWRC route is a significantly cheaper option, per tonne of waste, than either kerbside collection or fly tipped material.

5. Other key issues

5.1. Discussions are underway, at Officer level, regarding a potential land transaction between Hampshire County Council and Eastleigh Borough Council but these are very much subject to Eastleigh Borough Council applying for and securing planning consent for the development of a new HWRC on the Stoney Croft Rise site, off Chestnut Avenue. If this proposal is approved it will be subject to a formal report from the Director of Culture, Communities and Business Services to the Executive Member for Policy and Resources.

5.2. The redevelopment of the Eastleigh HWRC fits into the HWRC Service Provision Review project and in particular the level of service provision within this part of Hampshire. Links are currently being made with other areas of major development and redevelopment of the Eastleigh HWRC will be the first positive step of the process. More detail on this will follow once the outcomes of the review are known.

6. Recommendations

6.1. That the principles of the relocation of the existing Eastleigh household waste recycling centre in Woodside Avenue, Eastleigh to a new site on Stoney Croft Rise, Off Chestnut Avenue, Chandlers Ford, to be developed by way of external funding, be approved, subject to a successful planning application being obtained and an agreement reached on the land transaction that is approved by the Executive Member Policy and Resources.

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:	yes
Corporate Improvement plan link number (if appropriate):	

Other Significant Links

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

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>
Eastleigh HWRC Relocation Feasibility Study 2010	HNO5 Correspondence files EIIC West

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1. The proposed new Eastleigh HWRC has 28 customer parking spaces, two of which are designated for disabled drivers. These spaces are located close to, and within site 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 Eastleigh HWRC will take 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 new Eastleigh HWRC features a 2.4m high boundary fence and entrance gates. The site will be fully staffed during opening hours and the entrance gates will be locked when 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 CO₂ 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 Eastleigh HWRC will help increase the annual recycling rate at the site which 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 part of the HWRC Service Provision Review. The outputs from this work will be implemented in 2013/14 across the HWRC network.