

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	28 September 2011
Title:	Provision of a new Waterlooville Household Waste Recycling Centre (HWRC) in the West of Waterlooville Northern Major Development Area, Old Park Farm. Application number 11/01601/HCS.
Reference:	3280
Report From:	Head of Planning and Development

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1. Executive Summary

- 1.1. Planning permission is sought for the provision of a new Waterlooville Household Waste Recycling Centre (HWRC) in the West of Waterlooville Northern Major Development Area (MDA), Old Park Farm. The proposed HWRC is to be of a split level design (as detailed on 17-509017-GA01) to include the provision of 8 double container bays; two high level storage zones, vehicle stacking provision for 27 cars and on-site parking for 27 vehicles (including 2 bays for the disabled) with 4 additional staff parking bays.
- 1.2. The main issues identified are the visual impact, traffic and highways safety, and biodiversity.
- 1.3. It is considered that the proposal would be in accordance with the development plan (summary attached) as it is within a planned area of large-scale development and employment land (DC13) and through appropriate screening of the site it would not materially harm the character of the area (DC3) or the amenity of local residents (DC8). In due course there will be two access routes to the site with the main traffic route being to the south, therefore the development is considered acceptable in terms of highway safety and convenience (DC6). Through appropriate surface water drainage it will not increase the likelihood of flooding (DC1).
- 1.4. The recommendation is that planning permission is granted for the new Waterlooville Household Waste Recycling Centre subject to the conditions listed in Integral Appendix B.

2. Site and proposal

- 2.1. Outline planning permission was granted on 4 January 2008 (05/00500/OUT) for the development of 450 residential units, 24 live/work units and 7.1 hectares of employment land incorporating B1, B2 and B8 and Household Water Recycling Centre (HWRC) in the West Waterlooville Major Development Area (MDA), as shown on plan JWWW.0963-06-1. To the south of this development area is the proposed wider MDA development area a decision is pending on this planning application 10/02862/OUT. This proposal comprises of a development of approximately 2,550 dwellings including a local centre, employment land, primary schools, pumping station and cemetery.
- 2.2. Construction has begun on the first few phases of the housing development with some properties being completed and occupied. No development has taken place around the proposed HWRC to date. When the development has been completed the proposed location of the HWRC will be within the allocated employment area of the MDA, as shown on the attached plan. To the south and west of the site lies greenfield land which is to be retained and incorporated into the MDA. A small stream runs to the south and west of the site within the greenfield land, alongside this it is proposed that there will be a foot/bridleway linkage.
- 2.3. Planning permission is sought for the provision of Waterlooville HWRC on a site area of 0.75 hectares with the intention of closing the existing HWRC which serves the Waterlooville area if planning permission for the new HWRC is granted.
- 2.4. Within the site it is proposed that the HWRC will be of a split level design, as shown on plan 17-509017-GA01, to include the provision of 8 double container bays; two high level storage zones, vehicle stacking provision for 27 cars and on-site parking for 27 vehicles (including 2 bays for the disabled) with 4 additional staff parking bays. It is proposed that the site will accept municipal wastes, garden and park wastes, waste engine, gear and lubricating oils, gases in pressure containers and discarded chemicals and inert construction and demolition wastes.
- 2.5. The double container bays are to be sited within the centre of the site, the general public will have access to the containers from the upper area which consists of the parking spaces and footways serving all of the walkways. It is proposed that the area in front of each double bay and between the walkway gates will have a 2.1m high pedestrian guardrail.
- 2.6. The two storage zones are to be sited at either end of the container bays covering a total area of 1220m². Within these storage areas there will be containers providing storage for soils and rubble, gas bottles, paint tins, metal waste, televisions and florescent tubes, bottles as well as a lockable storage container and designated areas for waste engine oil, batteries and textiles.
- 2.7. In the main the containers will be serviced from within the separate lower servicing yard therefore avoiding the requirement to temporarily close the HWRC to the general public.

- 2.8. Initial access to the HWRC will be provided onto the B2150 Hambledon Road via a new set of traffic signals. In due course there is the provision for a further access to the south which will connect the HWRC to the A3 London Road and Maurepas Way. At present the maximum number of vehicles on site during the busiest hour of the busiest month was 117 vehicles/hour. It is expected that the traffic visiting the new HWRC will increase as a result of new households within the MDA and latent demand resulting in an estimated 220 vehicles/hour.
- 2.9. The proposed landscaping consists of a 3.0m high steel security fencing with an additional 5m wide landscaping buffer zone around the perimeter of the site, as shown on plan 510087/HV/01. Within the landscaping zone it is proposed that mixed feathered trees will be planted with under-planting consisting of deciduous native shrub species. The trees are to be a minimum of 2 metres in height when planted and under-planting 600-900mm high aged between 3 and 4 years.

3. Development plan

- 3.1. The relevant development plan document is the Hampshire Minerals and Waste Core Strategy (2007). The appropriate policies for consideration are DC1 (Sustainable Minerals and Waste Development), DC3 (Impact on Landscape and Townscape), DC6 (Highways), DC7 (Biodiversity), and DC13 (Waste Management and Recycling (including Aggregate Recycling Facilities)).
- 3.2. Planning Policy Statement 25 – Development and Flood Risk

4. Consultations

- 4.1. **Councillor Allgood** has been consulted, no comments have been received.
- 4.2. **Winchester City Council** raises no objection to the development subject to the inclusion of conditions stating that the development should commence before the expiration of three years, that details of the height and appearance of the boundary fences and gates should be submitted for approval and that further details of the additional planting to be provided to screen the site shall be submitted to and approved by the Waste Planning Authority.
- 4.3. **Havant Borough Council** strongly supports the principle of the development but makes comments on the need for the signage of the HWRC from the ASDA roundabout once the Grainger part of the MDA has been completed and the need for additional information on the site elevations and the additional planting to be provided by Taylor Wimpy, outside of the proposed development site.
- 4.4. **Winchester City Council Environmental Health** raises no objection to the proposal.
- 4.5. **Havant Borough Council Environmental Health** raises no objection to the proposal.

- 4.6. **Denmead Parish Council** raises no objection to the proposal.
- 4.7. **Highways Authority** raises no objection subject to conditions requiring 2.4m by 33m visibility splays to be provided and the submission of a construction traffic management plan to include details of lorry routes, contractors parking, turning provision and measures to prevent mud on the road.
- 4.8. **Environment Agency** considers the proposed drainage of the development site to be acceptable in principle, but requires that through calculations it is demonstrated that the surface water runoff from the HWRC can be safely accommodated within the drainage scheme for the wider MDA. It also identifies that, within the planning permission 05/00500/OUT condition 12 requires details of the design of the surface water drainage system with accompanying detailed calculations and implementation program to be submitted for approval, and it is recommended that a similar condition is attached if planning permission is granted. With regard to biodiversity matters, further details of the buffer between the HWRC and Old Park Farm Stream have been requested, these include; a plan showing the extent and layout of the buffer zone, details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term and measures to prevent light overspill onto the stream corridor.

5. Representations

- 5.1. One letter of support has been received as it will allow the closure of the existing HWRC facility and therefore allow redevelopment of the existing site to be brought forward, providing sustainable economic development that will benefit existing Waterlooville residents and the future MDA community.
- 5.2. Two letters of objection have been received. The main issues raised include the potential volume of traffic that will be using the main road into and out of the MDA to B2150 Hambledon Road and potential highways safety matters resulting from a high volume of traffic in a residential area.

6. Commentary

- 6.1. Policy DC13 of the Hampshire Minerals and Waste Core Strategy (2007) states that permission will normally be granted for proposals for waste management and recycling facilities in locations within a planned area of large-scale development or employment land. In principle therefore, the proposed site is a suitable location for an HWRC. The main issue is whether the proposal gives rise to any unacceptable environmental impacts.
- 6.2. Residents within the MDA believe the projected traffic flows, 220 vehicles/hour, is unacceptable within a residential area due to the potential highways safety matters. It is believed that these concerns are based on all traffic using the access leading north from the proposed HWRC to the B2150 and whilst at first this will be the only viable route to the HWRC, if permission is granted for the larger MDA there will be a main access route to the south also thereby reducing the dependency on the northern route. At the time that the outline application for the approved MDA was considered, it was requested that the main traffic route to the HWRC should be from the ASDA

roundabout off London Road and Maurepas Way. Havant Borough Council have requested that signage is provided from the roundabout to ensure this is the main traffic route, the applicant has agreed to undertake this once the southern route is completed. On the basis that two access routes will serve the site with the main access route being to the south, the proposed HWRC is considered acceptable on highways grounds and therefore in accordance with policy DC6.

- 6.3. In design and landscape terms, there is slight concern from Winchester and Havant Councils that the proposed HWRC, which is at the edge of the MDA, could potentially have a visual impact. A belt of planting at high and low levels has been proposed to screen the site and reduce the visual impact. Security fencing is required to enclose the site, the fencing is to be 3m in height, but the design and finish has not yet been confirmed. Therefore to ensure that the fencing does not have a negative impact on the character of the area, it is recommended that a condition is attached requesting the submission of fencing details for approval by the Waste Planning Authority. The proposed HWRC will not negatively impact on the surrounding area and therefore is in accordance with policy DC3.
- 6.4. At present the site is greenfield land and therefore through the development of the HWRC there will be an increase in impermeable land. At the outline planning stage consideration was given to the potential surface water to be generated and for the HWRC it was based on an area larger than proposed - this was considered acceptable when the outline permission was approved. It is important however, that specific details on the surface water drainage system for the site are considered, consequently it is recommended that a condition is attached requesting the submission of detailed calculations and an implementation program for approval by the Waste Planning Authority. This will ensure the proposed development is in accordance with policy DC1 and the requirements of Planning Policy Statement 25.
- 6.5. The Environment Agency hold concerns regarding the buffer area between the proposed HWRC and the Old Park Farm Stream for biodiversity reasons. It has been confirmed that the buffer area will not be encroached upon during the construction period. Management of the landscape buffer zone within the development red line boundary will be undertaken by the applicant and the site operators, but the management will not extend beyond the site boundary. In the interest of ensuring that there is no potential impact on reptiles in the area it is advised that a condition is attached requesting the submission of a precautionary working methodology prior to the commencement of development.
- 6.6. In conclusion, the proposed development, through appropriate mitigation measures and conditions being satisfactorily addressed, is not likely to have a significant effect on the area in terms of visual, highways or biodiversity impacts. Therefore, it is recommended that planning permission be granted subject to conditions.

7. Recommendation

- 7.1 That planning permission for the provision of a new Waterloooville Household Waste Recycling Centre in the West of Waterloooville Major Development Area, Old Park Farm off Hambledon Road, Waterloooville (11/01601/HCS) be granted, subject to the conditions listed in Integral Appendix B.

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

Hampshire safer and more secure for all:	yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

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>
Planning application for the Provision of a new Waterlooville Household Waste Recycling Centre (HWRC) in the West of Waterlooville Northern Major Development Area, Old Park Farm. Application number 11/01601/HCS	Elizabeth II Court West, The Castle, Winchester, SO23 8UD

CONDITIONS

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

Hours of Working

2. The site shall only be open to the public during the following hours, and no vehicles carrying waste or recyclable materials shall enter or leave the site and no plant or machinery shall be operated other than during the following hours: between 0800 and 1600 in winter (1 October to 29 February), 0800 and 1700 in Spring (1 March to 31 March) and 0800 to 1900 in Summer (1 April to 30 September). The site shall be closed on 25 , 26 December and 1 January.

Reason: In the interest of local amenity.

Highways

3. No part of the development shall be opened to the public unless and until the 2.4m by 33m visibility splays at the service access as shown on drawing 17-509017-GA01 have been provided to the satisfaction of the Waste Planning Authority.

Reason: In the interests of highway safety.

4. A Construction Traffic Management Plan, including lorry routes, contractors parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction shall be submitted to and approved by the Waste Planning Authority in writing before development commences. The agreed details shall be fully implemented before the development is commenced.

Reason: In the interests of highway safety.

Landscape

5. Prior to the commencement of development on site details of the height, materials and finish of the boundary fences and gates should be submitted to and approved in writing by the Waste Planning Authority development shall be undertaken in accordance with the approved details and thereafter retained.

Reason: To ensure that the development presents a satisfactory appearance from public views in the interests of the amenity and character of the area.

6. In the first planting season following the opening of the household waste recycling centre planting shall occur in accordance with plan 510087/HV/01. Any plants or trees which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Waste Planning Authority gives written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

Nature Conservation

7. Prior to commencement of works a precautionary working methodology shall be submitted to and approved in writing by the Waste Planning Authority. This shall be based on the conditions of the site and its immediate surroundings at the point of commencement and shall details the methods required to avoid impacts to reptiles, such as progressive mowing and supervised destructive searching. This statement will demonstrate how construction impacts on surrounding retained habitats shall be avoided. Thereafter the scheme shall be implemented as approved, unless otherwise agreed in writing by the LPA.

Reason: To avoid impacts to reptiles.

Surface water drainage

8. Development shall not commence until the design of the surface water drainage system for the proposed development supported by detailed calculations and implementation program has been submitted and approved in writing by the Waste Planning Authority. That development must be constructed in accordance with the approved details.

Reason: In order to reduce the risk of flooding.

Miscellaneous

9. The recycling hereby permitted shall be restricted to the sorting of waste brought to the site by members of the public, unless otherwise agreed in writing by the Waste Planning Authority.

Reason: In the interests of local amenity.

*Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)*

Hampshire Minerals and Waste Core Strategy (Adopted 2007)

Policy DC3 – Impact on Landscape and Townscape

Minerals and waste development will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to maintain and enhance, the distinctive character of the landscape or townscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed.

Policy DC6 – Highways

Major mineral extractions, landfills and ‘strategic’ recycling, aggregate processing and recovery and treatment facilities, will be permitted provided they have a suitable access to and/or en route to the minerals and waste lorry route as illustrated on the Key Diagram.

In all cases, minerals and waste development will only be permitted if it pays due regard to the likely volume and nature of traffic that would be generated by the proposal and the suitability of the proposed access to the site and of the road network that would be affected. Consideration should be given to highway capacity, road and pedestrian safety, congestion and environmental impact, and whether any highway improvements are required and whether there could be carried out satisfactorily without causing unacceptable environmental impact.

Policy DC7 – Biodiversity

Minerals and waste developments will only be permitted if due regard is given to the likely effects of the proposed development on biodiversity and, where possible, proposals should conserve and enhance biodiversity.

Development likely to adversely impact upon ‘regionally or locally designated sites or protected species’ – designated in adopted Local Plans or Local Development Frameworks – (including Sites of Importance for Nature Conservation (SINCs), Species of Principal Importance for Biodiversity, Regionally Important Geological Sites and Local Nature Reserves) shall only be permitted if the merits of the development outweigh the likely impact.

Policy DC1 – Sustainable Minerals and Waste Development

Minerals and waste developments will only be permitted if they meet the required standards outlined in Policy S1 and, in appropriate circumstances, are designed and constructed to use water and energy efficiently.

Policy DC13 – Waste Management and Recycling (including Aggregate Recycling Facilities)

Waste management developments (excluding landfill) will be permitted provided that the site:

- a. Is identified as a site, or within an area suitable for waste management uses, in the Hampshire Waste Management Plan or Minerals Plan, or
- b. Re-uses/redevelops previously developed land and/or redundant agricultural and forestry buildings (including their curtilages), or
- c. Is within a planned area of large-scale development, or
- d. Is on employment land, preferably co-located with complementary activities, and
- e. Has good access to, the minerals and waste lorry route as shown on the Key Diagram, and where possible, the site enables the use of water-borne and rail freight, and
- f. In the case of recovery and treatment sites, incoming waste shall be subject to pre-treatment, either on or off site to maximise the potential for recycling, and where technically possible, energy will be generated and used and the by-products, including heat, will be reused or recycled, and
- g. In the case of sites providing public access, the site shall be accessible for use by disabled people.