
Site Address:	Farlington Redoubt, Portsdown Hill Road, Havant PO6 1BW		
Proposal:	County Matters Application to vary conditions 6 & 10 of planning permission APP/15/00757 (to increase the operational throughput).		
Application Type:	County Matter Application		
Application No:	APP/24/00523	Expiry Date:	22/07/2024
Applicant:	Ms W Agombar Hampshire County Council		
Agent:		Case Officer:	Tina Pickup
Ward:	Purbrook		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

- 1.1 Farlington Redoubt is contained within a former gun emplacement site on Portsdown Hill and the operations area is set down in relation to the surrounding countryside with chalk cliffs forming the effective boundaries of the site. Access is via Portsdown Hill Road with a cutting through to the site.
- 1.2 The eastern part of the site is used in association with the applicants waste processing and transfer business. The western part of the 'Redoubt' is used as a gas transfer station and fire fighting training centre.
- 1.3 The site is surrounded in part by a SINC and to the east and west are Low Use Sites identified in the Solent Wader Brent Geese Strategy. Parts of the site are also identified for archaeology interest. A public footpath links Crookhorn Lane to the west with the western edge of the site.

2 Planning History

01/54301/007 - County Matter Application to operate a Waste Transfer Station for skip waste generated from the Applicants Skip Hire Business., RNO,28/08/2001

01/54301/006 - Application to determine whether prior approval is required for the erection of a 15metre high lattice mast with 6 sector antennae, 2 x 600mm dishes, equipment cabin and ancillary development., WD,20/02/2001

00/54301/005 - Change of use of eastern part of site to lorry and container park with siting of four portacabins for ancillary office/staff use and four portacabins for ancillary storage, TPP,02/11/2000

00/63215/001 - Application for determination whether prior approval is required for installation of 3 x dual polar antennas and 2 x dishes to existing tower and provision of equipment cabin., PARP,04/10/2000

99/54301/003 - Change of use of eastern part of site to use for storage of motor vehicles plus

siting there of portakabin for ancillary office/staff use., PERM,29/04/1999

99/54301/004 - Proposed additional 3 x dual polar antennas at 12 metres, 2 x 0.6 dishes for One 2 One Communications Limited, PARP,21/01/2000

97/54301/002 - Use of site as a vehicle recycling and secure storage depot with retail facility, REF,17/04/1997

96/54301/001 - Use of part of site as transport operating centre, siting of portacabin for use as office for private hire vehicles and erection of aerial, TPP,17/10/1996
 03/54301/008 - Application for renewal of planning permission 00/54301/005 for use of eastern part of site for lorry and container park, with siting of four porta cabins for ancillary office/staff use and four porta cabins for ancillary storage., PERM,02/06/2003
 03/54301/010 - County Matters application for the storage and processing of soil and secondary aggregate, vehicle parking and general storage of plant, machinery and skips at Farlington redoubt, Portsdown Hill Road, Havant., PERM,28/04/2003
 03/54301/009 - County Matters application for removal of Condition 2 of Planning Permission 01/54301/007 at Farlington Redoubt, Portsdown Hill Road, Havant., PERM,28/04/2003
 03/54301/011 - Change of use from fire training area to pipe storage, creation of new vehicle access and future siting of mobile caravan for night guard., WD,12/03/2004
 04/54301/012 - County Consultation to operate a concrete crusher as part of the Waste Transfer Activities., PERM,22/06/2004
 05/54301/013 - Consultation by Hampshire County Council to continue to operate a concrete crusher as part of the Waste Transfer Station activities., RO,05/10/2005
 05/54301/014 - County Matter application for variation of Condition 10 of permission 01/54301/007 (03/54301/009 and 03/54301/010) to allow waste to be brought to the site by Registered Waste Carriers., PERM,07/02/2006
 09/54301/015 - Variation of Condition 9 of Planning Permission 05/54301/014 (to increase the quantity of waste to be handled at the site) at Farlington Redoubt, Portsdown Hill Road, Portsmouth, PO6 1BW., PERM,10/11/2009
 APP/10/00141 - County Matter application for the provision of a waste management facility and ancillary cement silo., PERM,23/07/2010
 APP/15/00757 - County Matters Application to vary Condition 9 of Planning Permission 10/00141 (to increase permitted throughput)., RNO,05/08/2015
 APP/20/00077 - Change of use to allow third party operators to inject bio-methane into the existing gas network., PERM,26/03/2020
 APP/24/00046 - Hazardous Substance Consent for storage of Natural Gas and Biogas and operation of a Biomethane tanker injection facility and pressure reducing station., DEL,

3 Proposal

3.1 County Matters Application to vary conditions 6 & 10 of planning permission APP/15/00757 (to increase the operational throughput).

3.2 The proposal would increase the quantity of waste to be handled at the site from 150,000 tonnes per annum to 190,00 tonnes per annum; as well as increasing the lorry movements to and from the site from 230 per day to 292 per day. The supporting information indicates that following recent investment and upgrading older plant and machinery, the new processing equipment is more efficient allowing more waste to be handled without increasing environmental risk. The associated Environmental Permit was upgraded in July 2023 to allow up to 190,000 tonnes of waste to be handled each year.

3.3 As a County Matters application, the application is determined by the County Council and HBC are consultees only.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
DM10 (Pollution)
DM12 (Mitigating the Impacts of Travel)

Havant Borough Local Plan (Allocations) July 2014

DM17 (Contaminated Land)
AL1 (Presumption in Favour of Sustainable Development)
DM23 (Sites for Brent Geese and Waders)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

All statutory and non-statutory consultations will have been undertaken by Hampshire County Council as part of the formal planning application. Nevertheless HBC consulted internally:

Councillor Antonia Harrison

None received within limited timescale

Councillor Ms C Diamond - Purbrook Ward

None received within limited timescale

Councillor Paul Tansom

None received within limited timescale

Environmental Health

None received within limited timescale

6 Community Involvement

This application is publicised by the County Council, not Havant Borough Council.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on Neighbouring Properties
- (iv) Effect on Ecology and Nature Conservation
- (v) Highways Implications

(i) Principle of development

- 7.2 The site lies outside the defined built up area but as an existing waste transfer station that has been operated by the current applicant since 2001 the use is lawful. The proposal is to vary two of the planning conditions which control the amount of waste that the site is permitted to handle, from 150,000 tonnes per annum to 190,00 tonnes per annum and the associated number of lorry movements from 230 per day to 292 per day. This is a Section 73 application to vary a condition, and if approved by the County, its granting would effectively re-issue APP/15/00757, repeating and updating the other relevant conditions. Therefore the other conditions imposed controlling hours of working, waste type, noise, dust and odour, routing, wheel washing etc would all continue to apply. The consequences of the proposed intensification of use of the site is therefore considered below:

(ii) Appropriateness of design and impact on the character of the area

- 7.3 No operational development is proposed and the use would continue to be managed in accordance with the other conditions on the site e.g. the height of stockpiles is controlled through condition 11 of APP/15/00757 at 6m high in some parts of the site and 10m in others. Overall it is considered that the intensification of the existing use would have limited adverse impact on the visual amenity of the locality, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on Neighbouring Properties

- 7.4 The site is relatively isolated from adjacent properties, the nearest being some 125m away on the south of Portsdown Hill Road. As noted in the supporting planning statement the existing conditions would continue to control noise and dust. The site is well screened being in a natural hollow which helps to mitigate both noise and dust. It is considered that the other conditions would successfully maintain control of noise, dust, litter etc such that any adverse impacts arising from the proposed intensification of use of the site from these sources would be limited and acceptable, meeting the requirements of Policies DM10 and CS16 of the HBLP (Core Strategy). Any letters of objection would be directed to the County for their consideration and assessment in the decision making process.

(iv) Effect on Ecology and Nature Conservation

- 7.5 The site is surrounded by land designated as Sites of Nature Conservation Interest (SINC), however it is considered that the proposed intensification of use would be unlikely to negatively impact on these adjacent local wildlife sites.
- 7.6 Additionally fields to both the north-east and south-west of the Redoubt are identified as Low Use Sites identified in the Solent Wader Brent Geese Strategy sites H02B and P02. The submitted Planning Statement does not reference these constraints so it is considered necessary to draw this to the attention of the County to be taken into account when reaching a decision on the application. It will be necessary to consider the potential impacts of the development on the Solent Waders and Brent Goose Strategy 2020 which seeks to manage the supporting land for the internationally important brent geese and wading bird populations using the nearby Special Protection Areas and Ramsar wetlands of the Solent Coast. As such it may be necessary for the County to consult Natural England.

(v) Highways implications

- 7.7 With regard to highways issues, a Transport Assessment has been undertaken to consider the impacts of the proposal on the local highway network. This considers all aspects of the routing of vehicles, trip generation, adequacy of the access etc. Hampshire County Council are responsible for consulting the Highway Authority to assess the acceptability of the proposal on the highway network. Provided the Highway Authority raise no objection then Havant Borough Council would concur with that view.

8 Conclusion

- 8.1 In conclusion, it is considered that Hampshire County Council can be advised that Havant Borough Council raise no objection to the proposed increase of waste to be handled at the site from 150,000 tonnes per annum to 190,00 tonnes per annum; and associated increase in lorry movements to and from the site from 230 per day to 292 per day, provided:
- 1) the Highway Authority raise no objection;
 - 2) the impacts on the Low Use Sites identified in the Solent Wader Brent Geese Strategy sites H02B and P02 are taken into account;
 - 3) and the other existing conditions controlling the use from APP/15/00757 are re-imposed.

9 RECOMMENDATION:

That the Head of Place be authorised to **RAISE NO OBJECTION** for application APP/24/00523 subject to the following:

- 1
 - 1) the Highway Authority raise no objection;
 - 2) the impacts on the Low Use Sites identified in the Solent Wader Brent Geese Strategy sites H02B and P02 are taken into account;
 - 3) and the other existing conditions controlling the use from APP/15/00757 are re-imposed.