



2603.

County Planning
Elizabeth II Court West
Winchester, SO23 8UD

planning@hants.gov.uk
01962 846746

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional): FIELDFARE UK LTD

Unit: House number: House suffix:

House name:

Address 1: MANOR FARM

Address 2: HAYLING ISLAND

Address 3:

Town:

County: HAMPSHIRE

Country:

Postcode: PO11 0QW

2. Agent Name and Address

Title: First name:

Last name:

Company (optional): DOUGLAS BROS PARTNERSHIP

Unit: House number: House suffix:

House name: FLINT BAENS

Address 1: HAMFARM

Address 2: BURNHAM

Address 3:

Town: WINCHESTER

County: W. SUSSEX

Country:

Postcode: PO18 1EN

VALID APPLICATION
11 MAY 2012
COUNTY PLANNING
HAMPSHIRE COUNTY COUNCIL

3. Description of the Proposal

Please describe the proposed development, including any change of use:

AMENDMENT TO APPROVED DETAILS SHOWN ON DWG 2603.01 OF PLANNING PERMISSION
03/57813/006 TO ALLOW AN INCREASE IN THE HEIGHT OF THE WINDOWS AND
AN INCREASE IN THE ANNUAL LEVELS OF WASTE

Has the building, work or change of use already started?

☐ Yes

☒ No

NO BUILDING WORK OR
CHANGE OF USE INVOLVED

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:	MANOE #ADM				
Address 1:	HAYLING ISLAND				
Address 2:					
Address 3:					
Town:					
County:	HAMPSHIRE				
Postcode (optional):	PO11 0QW				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:		Northing:			

Description:

--

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

R. STOREY

Reference:

PLAN RS HV 043

Date (DD/MM/YYYY):

(must be pre-application submission)

17/02/12

Details of pre-application advice received?

LETTER INVITING APPLICATION

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

--

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

WASTE APPLICATION.

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

HAVANT BOROUGH COUNCIL 16 MAY 2012 RECEIVED

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

--

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)			☒	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)			☒	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

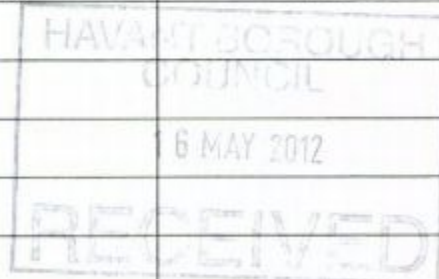
If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

PLANNING, DESIGN & ACCESS STATEMENT
DWG.

10. Vehicle Parking N.A.

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			



11. Foul Sewage

N.A.

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of? AS EXISTING / NO CHANG

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

AGRICULTURE
GREEN WASTE COMPOSTING

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

HAVANT BOROUGH COUNCIL
16 MAY 2012
RECEIVED

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	☐				
Shops	☐				
Net tradable area:	☐				
A2	☐				
Financial and professional services	☐				
A3	☐				
Restaurants and cafes	☐				
A4	☐				
Drinking establishments	☐				
A5	☐				
Hot food takeaways	☐				
B1 (a)	☐				
Office (other than A2)	☐				
B1 (b)	☐				
Research and development	☐				
B1 (c)	☐				
Light industrial	☐				
B2	☐				
General industrial	☐				
B8	☐				
Storage or distribution	☐				
C1	☐				
Hotels and halls of residence	☐				
C2	☐				
Residential institutions	☐				
D1	☐				
Non-residential institutions	☐				
D2	☐				
Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment *No CHANGE*

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening *No CHANGE*

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha) 0.1980 Ha

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

ON FARM
GREEN WASTE COMPOSTING

Is the proposal a waste management development? ☒ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☒		8000 TONNES
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
A. D. WALTER LTD	OSIER DELL, MANOR FARM	
	MANOR ROAD, HAYLING ISLAND	
	HAMPSHIRE, PO11 0QW	3rd APRIL 12012

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

DOUGLAS BRIGGS PARTNERSHIP

03/04/12

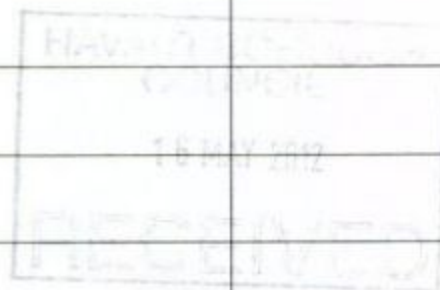
CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served



Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

	16 MAY 2012
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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

~~(A) None of the land to which the application relates is, or is part of, an agricultural holding.~~

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
SEE CERTIFICATE OF OWNERSHIP B.		03/04/12
NO TENANT NOTICE SERVED ON OWNER		

Signed - Applicant:

--

Or signed - Agent:

Douglas Briggs Partnership

Date (DD/MM/YYYY):

03/04/12

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

DOUGLAS BRIGGS PARTNERSHIP

05/04/12

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

arn@keith@douglasbriggspartnership.co.uk

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☒ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:





DOUGLAS BRIGGS
PARTNERSHIP

INTEGRATED
ARCHITECTURE
AND
TOWN PLANNING

Objectives

- To seek approval for amendments to the approved details of planning permission 03/57813/006 to allow for the continued successful operation of this on farm green waste composting operation.

Context

The On Farm Green Waste Composting facility at Manor Farm, Hayling Island has now been operating successfully for nearly a decade. Over this time the facility has evolved and developed as the operators have gained in experience.

Manor Farm

Since ending its dairy operation the farm had explored ways of replacing the manure which used to be provided by the herd. The compost produced by this facility has replaced the manure.

Like many other holdings Manor Farm is keen to ensure its long term viability, the waste composting facility is considered an essential part of the farm using an existing area on site to add value and aid the viability of the farm business.



Extract from Google Earth

LID APPLICATION

11 MAY 2012

COUNTY PLANNING
SHIRE COUNTY COUNCIL

The amendments to the approved details

Plan 2306.1 of Planning permission 03/57813/006 showed windrows with a height of 2m, the applicants have been operating a system that uses higher windrows, between 4m and 6m in height, this has been the case since 2007. The operators found when they started the composting facility that the lower windrows did not retain sufficient heat and moisture to efficiently compost the material. The windrow heights now used are optimal and vary depending on climatic conditions and levels on site. The site area has not increased.

Whilst not specified on the planning consent or approved plans the levels of green waste coming on the farm over the year have also increased, when the applicants made their initial submission they had anticipated a level of around 4200 tonnes per annum but have found that their operating level is actually 8000 tonnes per annum. This has been the case since 2007. This level provides sufficient compost for the holding as well as meeting the needs of the suppliers of the un-composted green waste.





DOUGLAS BRIGGS
PARTNERSHIP

INTEGRATED
ARCHITECTURE
AND
TOWN PLANNING

Appearance, Amount, Layout & Scale

No change to existing appearance or layout are proposed, the facility is located on an existing farm complex.

Green composting is considered to have less impact on neighbouring occupiers than the dairy use, where activity commenced much earlier in the morning and finished later in the evening. It is also considered that the compost facility will be more compatible with the few nearby occupiers than the manure that it replaces.

Dust and Odours

The proposed amendments to the detail of the scheme will not result in any change to existing operating regime, any dust that may be generated is managed using best practice techniques, such as spraying to ensure that moisture content of the windrows remains high.

The facility has been designed with a bund around the two open sides, south and west, this bund has been planted with a mix of indigenous trees. These measures also aid the containment of any dust.

The applicant will continue to ensure that best practice is used in managing the green waste windrows.

The applicant has investing in plant and machinery which is used to keep the windrows well aerated, by turning.

Landscape Considerations

The proposed location of the facility was selected to minimise visual impact and is sited adjacent to existing buildings.

Bunding and a tree screen have been installed and planted on the more open south and west boundaries of the site.

Biodiversity, Historic environment and archaeological conservation;

Manor Farm is committed to nature conservation and this facility has been integrated in to the farms nature conservation strategy. No changes to the proposals are intended and no impact on biodiversity is anticipated. No archaeological impact is envisaged. The composting facility is already in situ and will not have any detrimental impact on the historic environment.

Lighting

There is no lighting proposed.

Employment

The ability to continue to operate at current levels will secure the Farms existing workforce.

Socio Economic & Planning Context

The site lies within the rural area and forms part of an established agricultural holding.

It is considered that the proposals accord with the aims and intentions of national and local planning policy. In particular:

National Planning Policy Framework March 2012

It is considered that proposals constitute sustainable development which accords with current policy. Sustainable development is understood to be identified as follows;

Achieving sustainable development

International and national bodies have set out broad principles of sustainable development. Resolution 24/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

In the NPPF the Government have identified the following as important;

7. *There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- *an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

The presumption in favour of sustainable development

It is considered that the existing composting facility meet many of these objections in particular contributing to the economy and making prudent use of natural resources.

11. *Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.*

12. *This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.*

13. *The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.*

As has been demonstrated the proposals accord with the aims and intentions of the development plan.

14. *At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.*

For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*



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- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;
- or
- specific policies in this Framework indicate development should be restricted.

It is considered that the proposals constitute sustainable development and as such should be supported.

Core planning principles

17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.

These (12) principles are that planning should:

- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

The proposals are important for the ongoing success of the farm business and as such meet the governments aims with respect to building a strong , competitive economy;

Delivering sustainable development

1. Building a strong, competitive economy

18. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

The NPPF also deals with agriculture and rural planning issues, i.e.;

3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;

The green waste composting supports growth in the rural area and strengthens the existing farm businesses.

Composting now lies at the 'heart of the national waste strategy' and plays a key part in reducing the amount of biodegradable municipal waste that is landfilled.

Facilities like those at Manor Farm help the UK meet the targets laid out in the EU Landfill Directive.



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The waste hierarchy, the proximity principle and regional self-sufficiency all need to be taken into account in identifying the combination of facilities and other waste management options which give the best balance between environmental, social and economic needs.

Composting is identified as part of the Recovery element of the waste hierarchy. The proposal at Manor Farm involves both recovery and disposal on the same site.

Hampshire Minerals and Waste Core Strategy (2007)

Local land-use planning policy relevant to the development proposed is contained within the "Minerals and Waste 'core' Planning Strategy" which was adopted in 2007 sets out the Spatial Strategy for minerals and waste in Hampshire. Policies S1, S3, S4, S5, DC1, DC3, DC13 of the Core Strategy are considered particularly relevant to the current proposal.

Hampshire County Council has identified that new recycling and composting sites are required.

Policy S1 Sustainable Design, Construction and Demolition

The proposals meet the aims of this policy which seeks to ensure that all mineral and waste development accords with the principles of sustainable development in the design, construction, and demolition.

Policy S3 Net Self-Sufficiency:

The proposals will help with HCCs aim to achieve 'net self-sufficiency' in waste management capacity and waste will be disposed of at the nearest appropriate site.

Policy S4 Recycling and Composting

Para 18.7 of the Core Strategy, states that the strategy favours recovery and treatment over landfill practice, Composting is deemed treatment and recovery within the context of Environmental Permitting.

Policy DC1 Sustainable Minerals and Waste Development Policy DC3 Impact on Landscape

The facility is substantially screened from public view by the existing trees, shrubs and foliage already planted.

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

This policy identifies that waste management developments (excluding landfill) will be permitted provided that the site meets a range of criteria, which this existing green waste composting facility meets these criteria; in particular it must be emphasised that the site has already been identified and approved as suitable for waste management uses.

The Hampshire Minerals and Waste Plan (Draft) 2011

The Hampshire Minerals and Waste Plan (Draft) contains policies that have not yet undergone Public Examination by a Planning Inspector. Policies 1, 2, 4, 9, 11, 24, 25, 26, and 28 are considered relevant.

Policy 1 (Climate change – mitigation and adaptation). Spatial Strategy - Helping to reduce Hampshire's Carbon footprint by reducing Gas emissions from Landfill.

Policy 2 (Protection of habitats and species)

The site is an existing waste management facility.

Policy 3 – Protection of the countryside, Policy 4 Protection of the countryside

The proposals accord with part ii of the policy as they are related to countryside activities and require a farm location.



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Policy 4. Rural Economy - Supporting the rural economy by diversification of farm businesses.

Policy 9 (Protecting public health, safety and amenity)- pollution and amenity impacts on nearby residents and other sensitive receptors were taken into account when the facility was granted consent. Management procedures for operations and maintenance are employed on the site to ensure the proper control and management of litter, dust and odour, this is regulated under compliance measures and conditions of the operating permit issued by the Environment Agency.

Policy 11 (Managing impacts from traffic) The site is located and connects via good quality A roads.

Policy 24 (Sustainable waste management) The policy supports the aim to divert 100% of waste from landfill, location close to sources of waste and sharing infrastructure at existing sites carrying out waste activities.

The proposals accord with the "zero waste to landfill" objective and the Waste Hierarchy by using waste that cannot be prevented, re-used or recycled to create energy and therefore an economic development opportunity in Hampshire.

Policy 25 (Safeguarding Waste Infrastructure)

The proposals intend to amend operation aspects of an existing permitted facility.

Policy 26 (Waste capacity requirements) supports the aim of 95% diversion of waste from Landfill required by 2020.

Involvement of local interests

There has not been any involvement of local interests with respect to this particular application.

Access and Highway Considerations

There are no known environmental constraints on this site to restrict or impede accessibility.

The deliveries from local amenity refuse sites equate to an average of 4 lorry loads per day. The site has been operating at this level since 2007.

The existing level of traffic is not considered likely to prove detrimental to other road users, highway safety, or the amenities of neighbouring residents.

No additional movements will be generated as a result of this application. Staffing levels on the farm will remain unchanged.

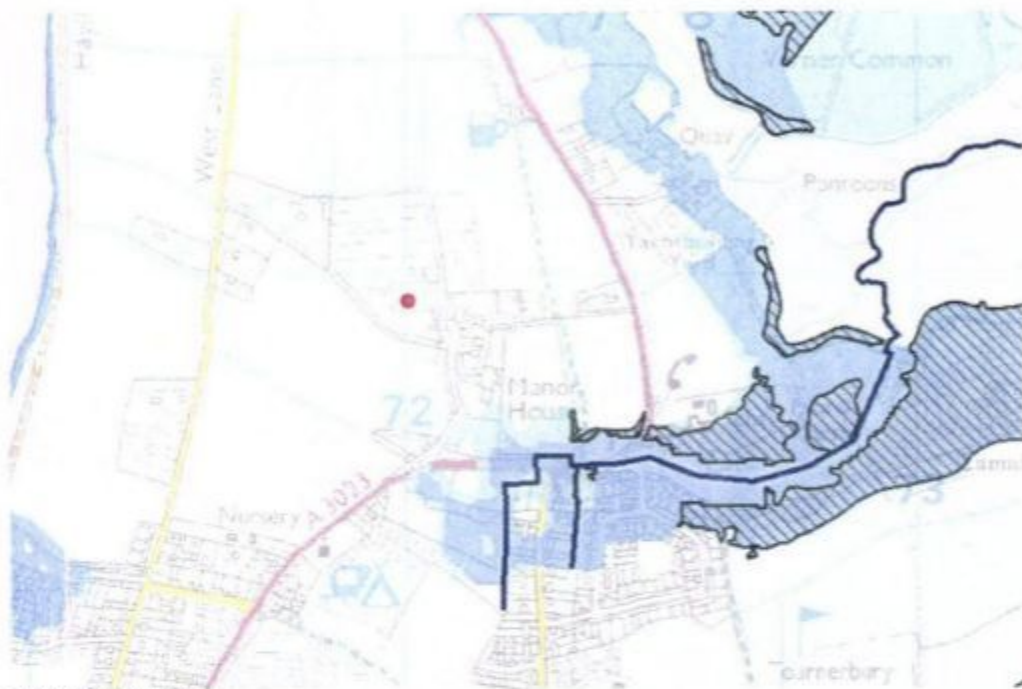
Flood Risk

The application site does not lie within an area identified as at risk of flooding.



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Extract from EA website

Precedent

The LPA have already agreed that the use of the site for on farm green waste composting is acceptable, the amendments to the operating regime have been in place since 2007 and have not proven detrimental to the amenities of the surrounding area.

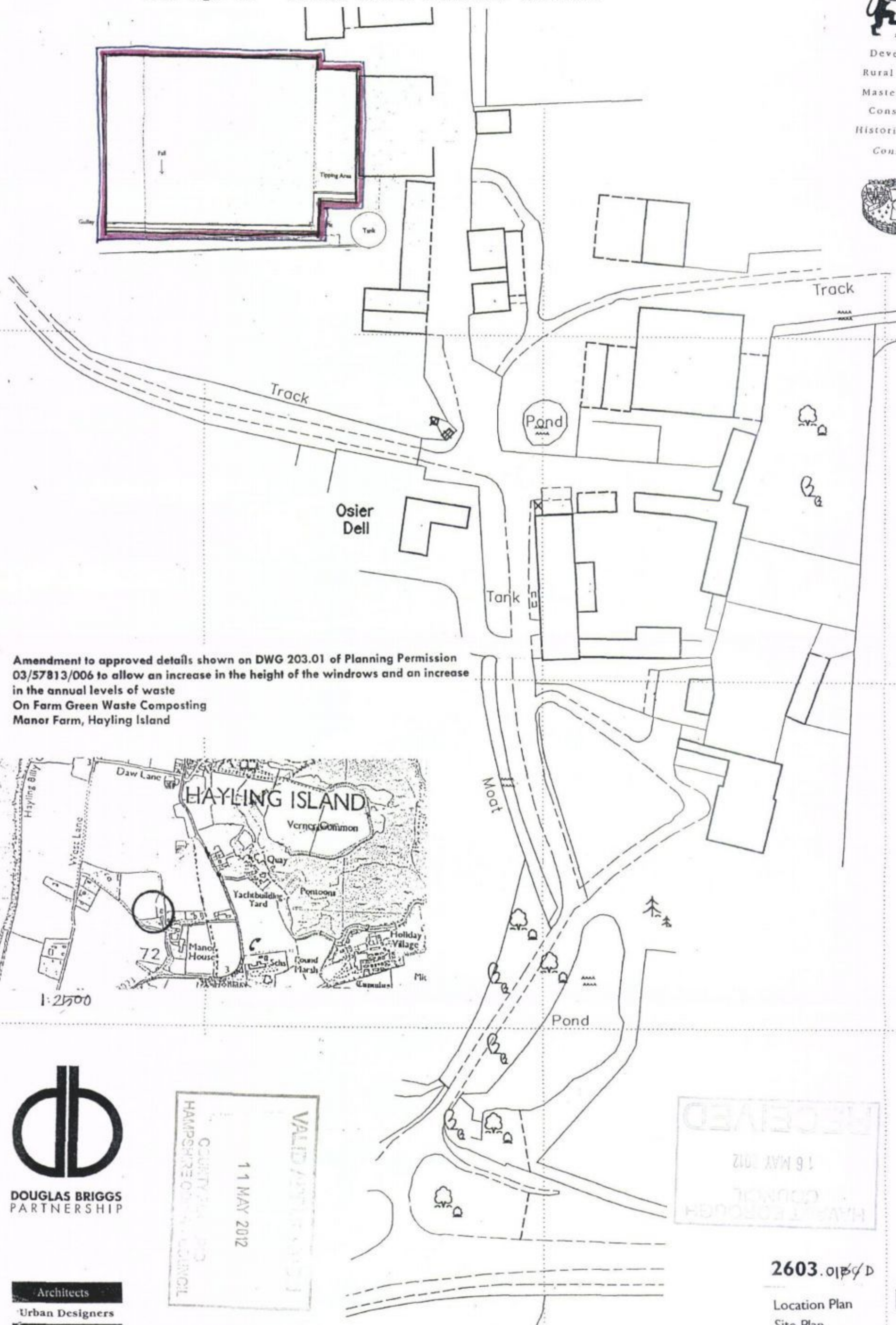
Conclusion

The proposals accord with current national and local policies will not prove detrimental to the amenities of neighbouring occupiers or the surrounding landscape and will enable the on going success of this important established local farming business.

SUPERSEDED



Development
Rural Land Use
Masterplanning
Conservation
Historic Building
Consultants

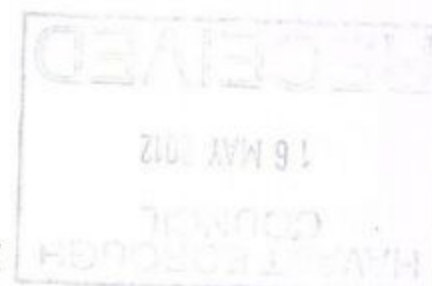


Amendment to approved details shown on DWG 203.01 of Planning Permission 03/57813/006 to allow an increase in the height of the windrows and an increase in the annual levels of waste
On Farm Green Waste Composting
Manor Farm, Hayling Island



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Architects
Urban Designers
Town Planners



2603.01B/D

Location Plan
Site Plan

06/05/2004

1:1000

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