



Hampshire
County Council

Town and Country Planning Act 1990

To: Waste and Resource Management
Economy, Transport and
Environment Department
EICC West, The Castle
Winchester
Hampshire
SO23 8UD

Application No: **APP/13/00498**

HCC Ref: HV004

For: Hampshire County Council

Date of Application: 21 May 2013

Hampshire County Council, as Waste Planning Authority, **grants permission** for the following development in respect of the plans and particulars and subject to the attached schedule of 12 conditions:

Development: **Variation of condition 2 of Planning permission APP/11/01470 (to allow work to start at 0730)**

Site address: **Havant Household Waste Recycling Centre, Harts Farm Way, Havant Hampshire PO9 1HS**

Plans and particulars: **Location Map 1, 17-509026-GA/02suffixT**

Reason for Approval

It is considered that the proposal would be in accordance with the development plan (summary attached) and would not materially harm the character of the area (DC2, DC3, CS16, DM6) or the amenity of local residents (DC8), would not generate significant levels of pollution (DM10, DC10) and would be acceptable in terms of highway safety and convenience (DC6).

All enquiries should be referred to the Economy, Transport & Environment Department,
The Castle, Winchester, SO23 8UD
Tel: (01962) 846746 Fax: (01962) 847055

**Director of Economy,
Transport & Environment**
12 July 2013



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Planning Conditions

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

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

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

3. No demolition, clearance, excavation or work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before the 0730 or after 1800 Monday to Saturday inclusive, and not at all on Sunday or recognised public holidays.

Reason: To protect the amenities of occupiers of nearby properties.



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Hours of Opening

4. The site shall not be open to the public, and no vehicles carrying waste or recyclable materials shall enter or leave the site and no plant or machinery shall be operated outside 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

5. The development hereby permitted shall be carried out in accordance with the details submitted on 21st May 2013 titled 'Traffic Management Statement and Traffic Management Layout Phase 1'. The details shall be implemented as approved for the duration of the development.

Reason: In the interests of Highways Safety and amenities of the area, and having due regard to policy DC6 of the Hampshire Minerals and Waste Core Strategy (2007).

6. The visibility splays of 2.4 metres by 90 metres as shown on drawing 17-509026-GA/01 Rev B shall be provided prior to opening of the site and these visibility splays shall be kept free of obstacles for perpetuity.

Reason: In the interests of Highways Safety, and having due regard to policy DC6 of the Hampshire Minerals and Waste Core Strategy (2007).



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Contaminated Land

7. The development hereby permitted shall be carried out in accordance with the details submitted on 15th March 2012 'Havant HWRC Contamination (Phase II) Assessment Report March 2012' & 'Havant HWRC Geo-Environmental Data and Historical Maps Jan 2012' approved on 29th June 2012. The details shall be implemented as approved for the duration of the development.

Reason: To prevent site occupants being exposed to unacceptable risks from contamination; and to mitigate the effects of contaminants in, on, or under the ground (as the site may be contaminated due to adjacent land uses).

8. If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. All works outlined in the submitted report shall be adhered to.

Reason: To prevent site occupants being exposed to unacceptable risks from contamination; and to mitigate the effects of contaminants in, on, or under the ground (as the site may be contaminated due to adjacent land uses).

Surface Water Drainage

9. The development hereby permitted shall be carried out in accordance with the surface water drainage scheme submitted on 20th February 2012 titled 'Condition Information', 'Havant HWRC Surface Water Drainage Document' Outflow Control Calculations, plan no's 17-509026-500/02, 17-509026-500/01 Rev B & 17-509026/4000-01-01/e'. The details shall be implemented as approved for the duration of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system. The activities taking place on the site are high risk and there is the potential for pollution to enter the surface water drains.



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Landscaping

10. The approved landscaping scheme (plan 17/509026/4000-01 Rev01/e) shall be completed in the first planting season from the completion of the last building shell. Any trees or plants which die during the first five years shall be replaced during the next planting season.

Reason: To ensure that the landscape scheme is completed in the interests of the appearance of the development and having due regard to policies DC2 and DC3 of the Hampshire Minerals and Waste Core Strategy (2007), and CS16 of the Havant Borough Core Strategy and EMP1.1 of the Havant Borough-Wide Local Plan (Sept 2005).

11. The trees and shrubs to be retained shall be protected during building operations by the erection of protective fencing in strict compliance with the requirements of the Local Planning Authority relating to their protection. The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of natural features.

Miscellaneous

12. The recycling hereby permitted shall be restricted to the sorting of waste brought to the site by members of the public.

Reason: In the interests of local amenity.

Advice Note

1. In determining this planning application, the Waste Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.



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2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts.



**Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)**

Hampshire Minerals and Waste Core Strategy DPD (Adopted 2007)

Policy DC2 – Sites with International and National Designations

Minerals and waste development, which is likely to prejudice the purpose of the following designated sites and their settings, will not be permitted unless the reasons for development outweigh the likely adverse impact, taking into account the requirements of relevant legislation and guidance.

Internationally Designated Sites:

European Sites (Special Protection Area, proposed Special Protection Areas, Special Areas of Conservation, proposed Special Areas of Conservation) and Ramsar sites (Wetlands of International Importance);

Nationally Designated Sites

The New Forest National Park, the proposed South Downs National Park and Areas of Outstanding Natural Beauty; National Nature Reserves, Sites of Special Scientific Interest; Scheduled Ancient Monuments; Listed Buildings, and sites on the National Register of Parks and Gardens of Special Historic Interest; Registered Battlefields.

In all cases, applications will be subject to the most rigorous examination.

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.



Annexe to Reasons for Conditions (as required by Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010)

Policy DC8 – Pollution, health, quality of life and amenity

Minerals and Waste development will only be permitted if due regard is given to the pollution and amenity impacts on the residents and users of the locality and there is unlikely to be an unacceptable impact on health and/or the quality of life of occupants of nearby dwellings and other sensitive properties. Where necessary minerals and waste developments should include mitigation measures, such as buffer zones between the site and such properties.

Policy DC10 – Water Resources

Non-hazardous landfill developments in areas that overlie major aquifers, and Groundwater Source Protection Zones I, II & III, and mineral extraction or inert landfill in areas that overlie major aquifers and Groundwater Source Protection Zone I will not be permitted.

All mineral and waste developments will only be permitted if they are unlikely to have an unacceptable impact on coastal, surface or ground waters and due regard is given to water conservation and efficiency.

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.



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Havant Borough Council Core Strategy (March 2011)

CS16 – High Quality Design

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
 - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
 - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
 - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
 - b) New streets are not dominated by vehicular traffic;
 - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. *Contributes to the improvement* of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.



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6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

DM6 – Coordination of Development

Proposals will only be permitted where they do not undermine the future development potential of adjacent sites.

Havant Borough-Wide Local Plan (Sept 2005)

EMP1.1 – *Former Incinerator Site and Havant Borough Council Depot, Harts Farm Way, Havant (6.8ha)*

EMP1.7 – Land to west of former incinerator, Harts Farm Way, Havant (0.84ha)