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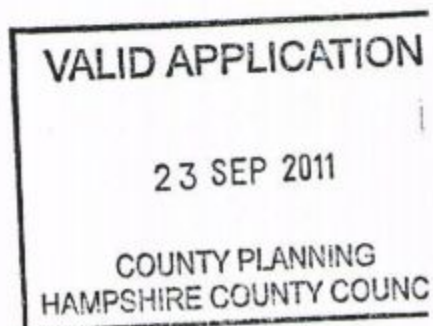


HAMPSHIRE COUNTY COUNCIL WASTE & RESOURCE MANAGEMENT

Application for permanent planning permission in respect of the proposed new Household Waste Recycling Centre and access road at the former incinerator site on Harts Farm Way, Havant.

SUPPORTING STATEMENT

- 1) Hampshire County Council, as a Waste Disposal Authority, has a legal responsibility to arrange "for places to be provided at which persons resident in its area may deposit their household waste and for the disposal of waste so deposited" (section 51 para. 1(b) of the Environmental Protection Act 1990)
- 2) The County Council discharges this duty by the provision throughout the County of 24 facilities designated as Household Waste Recycling Centres.
- 3) Hampshire County Council is the freehold land owner of the site of the former Havant incinerator, Harts Farm Way, Havant, which was decommissioned in 1996. A Household Waste Recycling Centre (HWRC) has been located on the southern portion of this site since the late 1970s. The existing Havant HWRC is a medium sized split level site occupying 0.24 hectares and was developed in the mid 1980s.
 - a. Havant HWRC is currently the busiest site in Hampshire, with 20,191 tonnes of waste delivered in 2010/11. The site has the second lowest recycling rate of 64.9%.
 - b. The site is deemed to be of an outdated design and too small for the level of usage it now receives.
 - c. Issues with traffic congestion have been experienced in times of peak use, typically at weekends during the spring and summer, when vehicles have been known to back up onto the public highway.
 - d. As part of the site is a single level facility it has to be temporarily closed for up to 20 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.
- 4) The standard opening hours at the existing Havant HWRC are as follows;
 - Summer - (1 April to 30 September)
Daily : (including bank holidays) 8am-7pm
 - Winter - (1 October to 29 February) Daily : 8am – 4pm
 - Spring - (1 March to 31 March) Daily : 8am – 5pm
 - Closed - 25th and 26th December and 1st JanuaryThese will be the opening hours for the proposed new site.



- 5) This application proposes replacing the existing Havant HWRC with a modern split-level facility located in the northern portion of the former incinerator land to provide a safer, more efficient and customer-focused site.
- 6) The advantages of the proposed new Havant HWRC site are as follows:-
 - a) Remove the need for the site to temporarily close for bin servicing due to the split-level design. This will also increase customer throughput on the site, as customers can continue to use the site whilst bin servicing is in operation. The design of the new site includes the provision of 7 double bin bays.
 - b) Increase in number of waste containers from 6 to 14 at the new site plus 2 large storage areas at either end of the bin bays.
 - c) Remove queuing from outside of the HWRC by creating an onsite vehicle stacking lane for up to 46 cars, the current site has not got any space for the stacking of cars.
 - d) Increase the on-site parking spaces from 15 at the existing site to 19 vehicles at the new site including 2 bays for disabled drivers.
 - e) Remove the need to temporarily close the site during the container servicing operation by designing the new HWRC as a fully split-level site whereby customer and container servicing vehicles will be kept fully separated.
 - f) Reduce the risk of health and safety incidents compared to the old site by locating bins next to parking bays rather than across the storage area.
 - g) Significantly speed up the customer experience at the new HWRC, making material segregation much simpler and quicker to undertake.
 - h) Help increase the annual recycling rate at the site from 65% to be in line with other modern split-level sites.

See drawing no 17-509026-GA/01 A which shows the general arrangement of the proposed new Havant HWRC and drawing no 17-509026-GA/04 A which shows the intended operational layout of the proposed new Havant HWRC.

- 7) During the construction of the proposed new HWRC the existing Havant HWRC at the front of the Harts Farm Way, former incinerator land, will remain open until the new site has been constructed and is ready to become operational. It will need to have been granted an Environmental Permit by the Environment Agency before it can actually become operational. The existing site will only be permanently closed the night before the new site is to open to cause as little disruption to the public as possible. The construction period for the new HWRC will be approximately six months.
- 8) Once the existing HWRC is permanently closed it will be decommissioned and the Environmental Permit will be surrendered to the Environment Agency. The existing HWRC site will subsequently be demolished and the provision of two salt storage barns with associated structures and a vehicle turning area will be

constructed in its place. This application deals with the provision of the new Havant HWRC and provision of an access road to the land to the North West of the site (phase 1), but it is being submitted alongside a separate planning application for the provision of the two salt barns (phase 2) in a project to redevelop the whole of the former Havant incinerator land.

- 9) To provide a suitable access to the HWRC and any future developments (to provide employment) on the land north and north west of the HCC owned former incinerator site land, a new access road will be designed and constructed. This will be as an industrial estate road and a minimum of 7.3 metres wide.
 - a. The entrance bellmouth will be redesigned to allow for use by maximum length articulated vehicles,.
 - b. Within the access road, a third lane specifically for the HWRC customer vehicles will be provided. This lane will be suitably demarcated and signed.

10) Ecological and Environmental and Visual Impact

- a. The majority of the HCC site has little or no ecological value, as beyond the existing HWRC it is comprised of hard standing and areas of gravel. These areas are partially covered with weeds. None of the existing boundary vegetation will be affected by the proposals.
- b. There will be screening between the salt barn complex and the HWRC and the new access road. The area of land on the HCC site to the north east of the new HWRC will be occupied by a wetland area to provide storage for the 1 in 100 year run-off as part of the overall drainage strategy for the site. This wetland area will be sympathetically landscaped.
- c. There is an existing ditch which runs across the north-east corner and then southwards to Harts Farm Way. This is a part of the existing surface water drainage system for the HCC site. The redeveloped site drainage proposals include the use of this ditch in conjunction with the new wetland area to attenuate surface water run-off. A control device will be used to limit surface water discharge to the watercourse on the southern side of Harts Farm Way, which is also the current outfall for all surface water from the HCC site. Environment Agency acceptance of the new HWRC drainage strategy has already been obtained.
- d. The area of wetland will provide potential habitat for selected species of flora and fauna and will be incorporated into the landscaping strategy.
- e. See Planting Specification Statement and drawing no 17/509026/4000-01 for the HWRC scheme and drawing no 17-509026-MASTERPLAN which shows the proposed redevelopment scheme for the whole former incinerator site.

11) The development concept for the former incinerator site will respond to a range of sustainability issues including:

- Redeveloping 'brownfield' land thus safeguarding greenfield land resources;
- Conserving and enhancing wildlife habitats;
- Conserving and enhancing existing landscape features on the site boundary and within the site to minimise views into the site;

- Creating new landscape features and planting along the frontage of the site facing Harts Farm Way to reduce the visual impact of the new development;
- Improve the treatment of surface water run-off through the introduction of a sustainable urban drainage system while controlling the discharge rate;
- Including the use of recycled materials in construction details.

12) Policy

- a. The proposals for the redevelopment of the former incinerator land at Harts Farm Way have been devised so that they are in general accordance with the following policy context:
 - Waste Strategy for England 2007.
 - Planning Policy Guidance Note 10: Planning and Waste Management.
 - The South East Plan 2009.
 - Hampshire, Portsmouth, Southampton and New Forest National Park Authority Minerals and Waste Core Strategy 2007.
 - Havant Borough Council Local Development Framework – Core Strategy 2011.
- b. The objective of current waste planning policy, as set out in Policy S1 of the Hampshire Portsmouth, Southampton and New Forest National Park Authority – Core Strategy 2007, is to deliver new waste management facilities that facilitate the efficient use of resources through;
 - Designs and layouts that allow the effective sorting, recycling and composting of waste;
 - Design principles and construction methods that minimise primary aggregate use and encourage the use of high quality building materials made from recycled and secondary sources;
 - Construction and demolition methods that minimise waste production and re-use / recycle materials, as far as practicable on – site.
- c. Key planning policy considerations are that:
 - The site falls within an area where employment development or redevelopment could be permitted;
 - The site falls within the Havant and Emsworth Coastal Plain Landscape Character Area. Development affecting the landscape character of that area will not be permitted;
 - To the south of the site is the Solent Maritime SAC and Chichester & Langstone Harbour SPA, where development that would have an adverse effect on the area, particularly in respect of potential noise disturbance and potential pollution of the Brent Geese habitats;
 - To the west of the site lies a watercourse and SINC which is used by Brent Geese
 - A small chalk stream runs in the vicinity of the site.
- d. The Hampshire, Portsmouth, Southampton and New Forest National Park Authority Minerals and Waste Core Strategy 2007 sets out at Policy DC 13 the criteria for the consideration of planning applications for waste management facilities:

- Is identified as a site, or within an area suitable for waste management uses, in the Hampshire Waste Management Plan or Minerals Plans, or
- Re-uses/redevelops previously developed land and/or redundant agricultural and forestry buildings (including their curtilages), or
- Is within a planned area of large-scale development, or
- Is on employment land, preferably co-located with complementary activities, and
- 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
- 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
- In the case of sites providing public access, the site shall be accessible for use by disabled people.

e. The development is in accordance with the following policies in the Havant Borough Council Core Strategy (March 2011);

- CS14 (Efficient Use of Resources) in the provision of land for waste management infrastructure.
- CS16 (High Quality Design) in respect of the proposal to produce a visual design compatible with adjacent developments, to maintain an area of the site for the preservation of wildlife and biodiversity, to use sustainable drainage and construction methods and to ensure that the waste facilities are safe and easily accessible for all members of the community.
- CS19 (Effective Provision of Infrastructure) in the provision of improved local multifunctional facilities that are accessible via the existing infrastructure.

13) Land Contamination

a. An environmental risk assessment was undertaken as part of a contaminated land survey carried out in December 2009. The results of the contamination testing show that there is a low risk to human health during development (assuming appropriate measures are implemented the risks to human health during development may be reduced to very low), a low risk to groundwater contamination and a very low risk to human health after development. A full copy of the contaminated land survey report issued in February 2010 is attached with this planning application.

Pippa Greenway-Cross
Development Officer
Waste and Resource Management
21st September 2011