Hampshire County Council

APP/10/0141

planning@hants.gov.uk
01962 846746

Planning and Devel
Ashburton Court \
Winchester, SO23 8UD

PER

HAVANT BOROUGH COUNCIL
12 MAY 2010
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Application for Planning Permission. Town and Country Planning Act 1990

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.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: L&S Waste Management

Street address: Farlington Redoubt
Portsdown Hill Road
Town/City: Portsmouth
County: Hampshire
Country:
Postcode: PO6 1BW

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Adrian | Surname: Lynham

Company name: WYG

Street address: Empress House
12 Empress Road
Town/City: Lyndhurst
County: Hampshire
Country:
Postcode: SO43 7AE

	Country Code	National Number	Extension Number
Telephone number:	[redacted]		
Mobile number:			
Fax number:			

Email address: [redacted]

3. Description of the Proposal

Please describe the proposed development including any change of use:
Waste management facility and ancillary cement silo.

Has the building, work or change of use already started? ( ) Yes (•) No

VALID APPLICATION
10 MAY 2010
DIRECTOR OF ENVIRONMENT
HAMPSHIRE COUNTY COUNCIL

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: FARLINGTON REDOUBT

Street address: PORTSDOWN HILL ROAD

Town/City: PORTSMOUTH

County:

Postcode: PO6 1BW

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 468661

Northing: 106394

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):

Officer name:

Title: Mr First name: Peter Surname: Chadwick

Reference:

Date (DD/MM/YYYY): 02/03/2010 (Must be pre-application submission)

Details of the pre-application advice received:

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

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 management facility

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Waste management facility

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

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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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:

Drawing No. LSH/A056997/PLA/03 Application Boundary
Drawing No. LSH/A056997/PLA/04 Site Layout

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

As existing

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

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

See Supporting Statement

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 an appropriate 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?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

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:

Waste managment facility

Is the site currently vacant? ○ Yes ◉ No

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'.

[redacted]

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

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

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
Other	07:00:00	18:00:00	07:00:00	14:00:00			☐

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21. Site Area

What is the site area? 01.50 hectares

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:

Waste management facility and ancillary cement silo.

Is the proposal for a waste management development? ◉ Yes ○ No

Please complete the following table:

	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)
Transfer stations		80,000
Recycling facilities construction, demolition and excavation waste		80,000

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

Construction, demolition and excavation	80,000
Commercial and Industrial	80,000

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

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. 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)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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.

Title: Mr | First name: Adrian | Surname: Lynham

Person role: Agent | Declaration date: 06/05/20 [redacted]

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (General Development P[redacted]

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 holdi[redacted]

(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:

If any part of the land is agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr | First Name: Adrian | Surname: Lynham

Person role: Agent | Declaration date: 06/05/2010 | ☒ Declaration Made

26. Declaration

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

Date 06/05/2010

APP/10/0141

WYG Environment
part of the **WYG** group

L&S Waste Management

Farlington Redoubt

Waste management facility and ancillary Cement Silo

Supporting Statement

April 2010

HAVANT BOROUGH COUNCIL
12 MAY 2010
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VALID APPLICATION
10 MAY 2010
DIRECTOR OF ENVIRONMENT
HAMPSHIRE COUNTY COUNCIL

Empress House, 12 Empress Road, Lyndhurst, Hampshire SO43 7AE

Tel: 023 8028 3226

Email: stuart.austin@wyg.com

WYG Environment
part of the **WYG** group

Document Control

Project:	Farlington Redoubt
Client:	L&S Waste Management
Job Number:	A056997
File Origin:	

Document Checking:

Prepared by:	S. Austin	Signed:	S. Austin
Checked by:		Signed:	
Verified by:	A. Lynham	Signed:	Adrian Lynham

Issue	Date	Status
1	13 April 2010	V1
2		
3		
4		

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Drawing Contents

Drawing No. LSH/A056997/PLA/03 Application Boundary

Drawing No. LSH/A056997/PLA/04 Site Layout

Appendix Contents

Appendix A – Planning Permission 09/54301/015

Appendix B – Cement Silo Specifications

1.0 Introduction

1.1 WYG has been instructed by L&S Waste Management to prepare a planning application for the development of a waste management facility with ancillary cement silo at their Farlington Redoubt site. The application seeks to bring all the waste management operations and ancillary activities undertaken at the site under the realm of a single planning consent.

1.2 The proposal will define all the waste management operations undertaken on site and detail proposed alterations to the site entrance and office compound area. In addition provision is made for additional car parking capacity and skips storage.

1.3 The facility will be subject to an Environmental Permit issued by the Environment Agency that will control the operations in such a way that there is no significant risk of pollution of the environment, harm to human health, or detriment to amenity.

Design and Access Statement

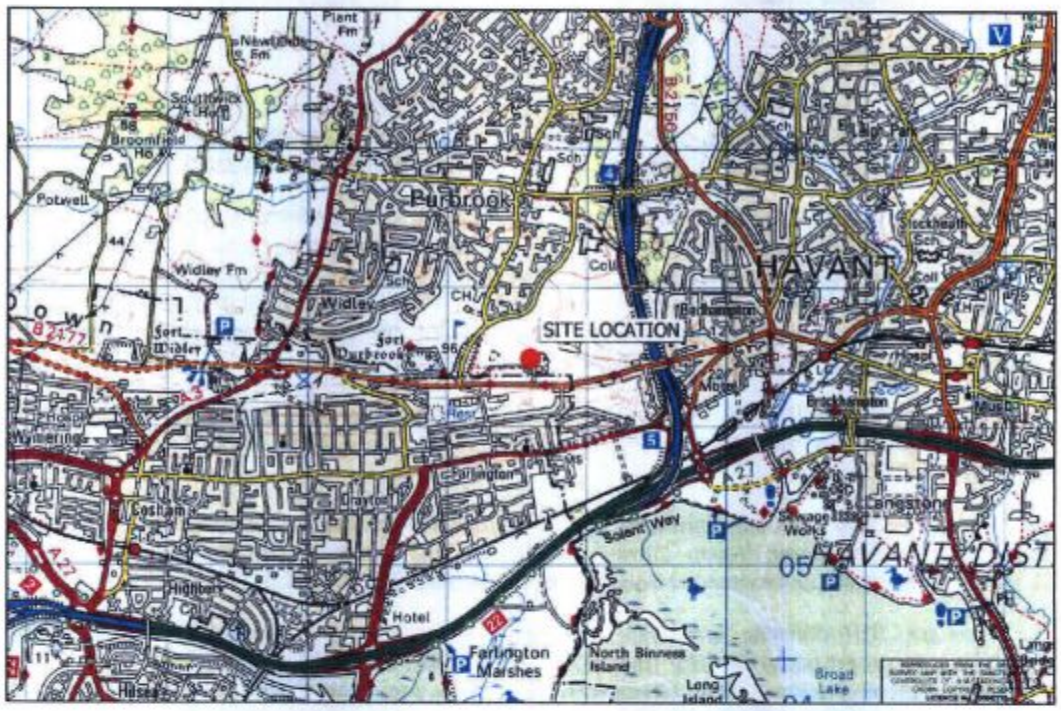
1.4 The application relates to a change of use of land, therefore a design and access statement is not required as stated in paragraph 69 of *DCLG Circular 01/2006 – Guidance on Changes to the Development Control System.*

2.0 Site Description

Location

2.1 The site is located at Farlington Redoubt, Portsdown Hill Road, Havant, Hampshire (grid reference SU 686 065) as shown in Figure 1 below. The planning application boundary is shown on LSH/A056997/PLA/03.

Figure 1: Site Location



Description

2.2 The site is an old 19th century gun emplacement, roughly hexagonal in shape, covering approximately three hectares of land. At present, Transco own the western half of the site and use it as a gas transfer station and a firefighting training centre. The eastern half of the site, owned by the applicant is currently used in association with their waste processing and transfer business. The site is surrounded by steep chalk faces, with the exception of the access.

2.3 The application area is approximately 1.5ha in extent and is adjacent to a Transco gas depot. Portsmouth City Council owns the land to the west and north of the Redoubt. A golf course occupies land to the north, and the land to the west is leased to the Peter Ashley Activity Centre where horses are grazed. The land to the east is agricultural and to the south is Portsdown Hill Road, running perpendicular to the site entrance. The nearest residential property is approximately 140m east of the sites access on Portsdown Hill Road.

Access

2.4 Access to the site is achieved via Portsdown Hill Road only. This joins to the main motorway network via College Road and Purbrook Way, accessing the A3(M) and M27 motorways. This will be the preferred route for all vehicles entering and exiting the site with the exception of local delivery vehicles and employees. The access width of 6m is more than adequate to allow two Large Goods Vehicles (LGV'S) to pass.

Planning History

2.5 The application area has previously been used as a car storage depot. It was also operated as an inert waste transfer station by McNicholas Construction Company Limited under a Waste Management Licence issued in 1993, ref HAW/31A. This licence has been surrendered.

2.6 Planning permission 01/54301/007 for the operation of a waste transfer station at the site was granted on 29 November 2001, but this was restricted to a temporary period up until 31 December 2003. A further application was submitted to allow the operations to continue on a permanent basis and this was granted in 2003 (planning permission 03/54301/009). At the same time planning permission was granted for the storage and processing of secondary aggregates and soils, skip storage and vehicle parking in the northern part of the site.

2.7 Planning permission 05/54301/013 was granted on 1 December 2005 to continue concrete crushing operations at the site previously permitted on 29 July 2004 under planning permission 04/54301/012.

2.8 In February 2006 planning permission 05/54301/014 was granted to allow waste to be brought to the site by Registered Waste Carriers and covers the whole of the site and operations. This planning consent superseded previous permissions 01/54301/007 and 03/54301/009.

2.9 In January 2010 planning permission 09/54301/015 was granted to increase the amount of waste allowed to be processed on site from 50,000 tonnes per annum to 80,000 tonnes per annum. As part of this permission a new wheelwash facility was also installed on site. The extant planning consent is presented in Appendix A.

3.0 Environmental and Physical Setting

Hydrology and Hydrogeology

3.1 The site lies on the Upper Chalk which is classified by the Environment Agency as a major aquifer, although previous site investigation works in connection with the previous planning application did not encounter any groundwater. The site does not lie within a Groundwater Source Protection Zone, however there is a public abstraction borehole owned by Portsmouth Water, 1800m to the east of the site. The nearest surface water body to the site is Langstone Harbour, 1500m to the south east. The site is shown as not subject to flooding on Environment Agency flood data available on its website.

Ecology

3.2 There are no designated sites of international or national ecological importance within or adjacent to the application site. The grass verges and embankments on Portsdown Hill Road to the south of the site are designated as a Site of Importance for Nature Conservation (SINC). This is by virtue of the plant and scrub species present being of significant value to the local ecology.

Geology

3.3 The site is known to be underlain by the Upper and Middle Chalk. With reference to British Geological Survey Sheet 316, the site is located on Portsdown Chalk which consists of white chalk with flints and many thin marl beds. This is underlain by Spetisbury Chalk, containing white chalk with flints.

Archaeology and Historic Environment

3.4 Fort Purbrook (including covered way to the East) is a Scheduled Monument and is situated over 500m to the west of the site. The covered way runs from Fort Purbrook up to the boundary of Farlington Redoubt.

Rights of Way and Landscape

3.5 The application does not affect any public rights of way and is not subject to any formal landscape designations.

4.0 Proposed Development

Existing Operations

4.1 The Farlington Redoubt site has been operated by the applicant as a waste transfer station since 2001. Waste material, generally comprising construction and demolition waste is delivered to the site. The material is then emptied onto a concrete hardstanding prior to processing and sorting. The wastes handled at the site include soils, hardcore, metals, timber, and cardboard. Any residual material or non-compliant wastes are segregated and taken to a licensed landfill facility.

4.2 The site has planning consent to operate with a maximum annual throughput of 80,000 tonnes per annum; this is consistent with the conditions of the Environmental Permit (regulated by the Environment Agency) that covers the site.

Proposed Operations

4.3 The applicant is to develop a waste management facility and ancillary cement silo. The primary waste operations undertaken at the site will not change as a consequence of this application. The proposal will incorporate all the existing waste operations plus ancillary activities, and in addition utilise some of the recycled aggregate for the remote production of concrete

4.4 The facility will continue to be managed in the same way as it has been previously. There is a proposed minor alteration to the layout of the site to allow for an improved trafficking system. This will create a new in/out access and the installation of a second weighbridge and weighbridge office to create a one-way flow of vehicles around the site. The application also provides for new areas of staff and visitor car parking and skips storage. It has been agreed with Hampshire County Council that a change of use application is the route by which to deliver these improvements to the site operations and its efficiency.

4.5 There will be no change in associated vehicle numbers or annual throughput as a result of this application. The recycled material utilised for remote concrete production is already produced on site as part of the permitted activity. With the exception of the new cement silo the main waste processing plant and machinery will remain unchanged from the existing. Details of the cement silo are provided in Appendix B.

4.6 The waste operations at the site can effectively be split into three zones. In the north of the site concrete crushing and aggregates recycling operations are undertaken, in the middle of the site and in the south east corner is the main waste processing and storage area, where the sorting of all other skip waste is carried out, and where the cement silo and recycled aggregate is sited. At the southern end of the site is the operational infrastructure such as offices, welfare facilities, weighbridges and wheelwash. Other ancillary activities such as skip storage and car parking are undertaken adjacent to the main haul road both to the south and west of the main site.

4.7 Due to the difference in operations within these areas there are different stockpiling requirements within each. With reference to Drawing No. LSH/A056997/PLA/04 the main waste processing area and cement silo area requires stockpiles of up to 6m in height. The concrete crushing and aggregate recycling operations in the northern section of the site require stockpiles of up to 10m in height primarily due to the seasonality of demand associated with this type of material and its bulky

nature. There will be no stockpiling of material in the site infrastructure area or car parking and skip storage areas.

4.8 The site would continue to be operated only at the times allowed under condition 10 of the existing planning permission. These are:

Monday – Friday	07:00 – 18:00
Saturday	07:00 – 14:00
Sundays and Bank Holidays	no operations

Transport and access

4.9 Access to the site is from Portsdown Hill Road. The site benefits from an existing concrete access that is free from pot holes. It is a two vehicle width access with suitable bell mouth radii for lorry turning and adequate visibility splays in both directions. No amendments to the main site access are proposed as a result of this application.

4.10 There will be no change in the vehicle movements associated with the operation at Farlington Redoubt as a consequence of this change of use application. These vehicle numbers have recently been assessed as being acceptable under the granting of planning permission 09/54301/014.

4.11 The applicant has recently installed a new platform wheelwash facility and also operates a Johnson 600 Roadsweeper to maintain the stretch of public highway outside of the site entrance. It is proposed to continue using this vehicle when necessary.

Drainage

4.12 The site benefits from an existing concrete hardstanding for vehicles and office use. The remainder of the site comprises a compacted hardcore base. An impervious concrete hardstanding area has been constructed in the area with storage bays for the deposit and sorting of waste. No changes to the existing drainage arrangements are proposed.

4.13 The access road and part of the surface area of the site drains via gulleys to the surface water sewer in Portsdown Hill Road.

5.0 Planning Policy, Location and Need

5.1 National policy in PPS10[1] (paragraphs 20 and 21) states that in searching for sites and areas suitable for new or enhanced waste management facilities, waste planning authorities should consider *"a broad range of locations including industrial sites, looking for opportunities to co-locate facilities together with complementary activities"* and *"give priority to the re-use of previously-developed land".*

5.2 Policy W17 of the adopted South East Plan[2] states that *"in identifying locations for waste management facilities"* waste development documents should *"give priority to safeguarding and expanding suitable sites with and existing waste management use and good transport connections."*

5.3 Policy DC13 (waste management and recycling) of the Hampshire Core Planning Strategy[3] also has a number of criteria which determine whether a site is suitable for waste development. The sections of the policy relevant to this proposal state that a waste management development will be permitted provided it *"re-uses/redevelops previously developed land" and "has good access to the minerals and waste lorry route."*

5.4 The site is in close proximity to the south coast conurbation of Portsmouth, Havant and Waterlooville, and Fareham. The suitability of the site as a waste management facility is well established and the site has operated successfully since 2001.

5.5 The primary waste operations undertaken at the site will not change as a consequence of this application. The proposal will allow the site to operate more efficiently by improving the flow of traffic around the site, providing designated areas for car parking and skip storage, develop clear stockpiling height limitations across the site, and operate a cement silo.

5.6 The operations are fully consistent with location policy objectives at national, regional and local level. This site is previously developed and has existing planning permission for a waste use, has very good transport connections to the strategic road network, and would not result in unacceptable impacts.

5.7 The need for these changes has arisen as consequence of the recent increase in throughput at the site. This has led the site management to identify ways in which the site can operate more efficiently. This application will result in an improved waste management facility.

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[1] Planning Policy Statement 10:Planning for Sustainable Waste Management (July 2005) Office of the Deputy Prime Minister

[2] The South East Plan, Regional Spatial Strategy for the South East of England (May 2009) Government Office for the South East

[3] Hampshire, Portsmouth, Southampton & New Forest National Park: Minerals & Waste Core Strategy Development Plan Document (July 2007) Hampshire County Council

6.0 Local Communities and Environmental Mitigation

Introduction

6.1 There will be no change to the existing waste operations as consequence of this application. This section therefore details the existing measures employed on site to ensure the operations do not impact on the local amenity.

Traffic

6.2 The LGV movements associated with processing 80,000 tonnes of waste per annum have been assessed and approved under planning permission 09/54301/015. The site access is suitable and the vegetation on the highway verge is trimmed to maintain the visibility splays.

6.3 There is a routeing agreement in place which ensures LGVs do not use Portsdown Hill Road between the site and Havant. This routeing agreement which ensures all LGVs approach the site from a westerly direction and exit the same way will continue to be employed.

6.4 The site has recently installed a wheelwash facility to ensure that LGVs exiting the site do not carry any mud on to the highway. In addition a Johnson 600 Roadsweeper is also employed to keep Portsdown Hill Road clean in the vicinity of the site entrance.

Health, Quality of Life & Amenity

Noise

6.5 A noise impact assessment was undertaken by 24 Acoustics in November 2009 which established that the site is operating in accordance with Condition 12 of planning permission 05/54301/014. The site benefits from a good level of screening as a consequence of being sited within a Redoubt. In addition the closest residential properties are subject to a high level of existing background noise, predominantly created by the proximity to Portsdown Hill Road.

6.6 The noise generation associated with the operation will not change as a consequence of this application. Therefore the noise associated with the site will not differ from that already assessed and demonstrated to have no adverse impact.

Dust

6.7 A review of the dust control scheme was required under condition 12 of planning permission 09/54301/015. The reviewed scheme was submitted to Hampshire County Council in February 2010 and approved on 9 April 2010.

6.8 In summary the key dust control measures are:-

- All trucks delivering or collecting loose materials will be sheeted.
- Speed restrictions of 10mph on vehicles travelling in yard area and on haul road.
- Damping down of stockpiles as appropriate.
- Hardstanding maintained to prevent the accumulation of soils.
- Roads and hardstanding maintained to prevent potholes.

- Minimise drop heights of waste material during loading and unloading.
- Visual monitoring of dust by Site Manager and operatives and implementation of appropriate measures when necessary.

Odour

6.9 All the materials managed at the site are non-odourous, and typically comprise soils, hardcore, metals, timber, plastics, UPVC, plasterboard and cardboard. There are no proposed changes to the wastes managed at the site, and the operations are currently very effectively managed with regard to odour control.

Litter

6.10 A litter control scheme was required under condition 16 of planning permission 09/54301/015. A litter control scheme was submitted to Hampshire County Council in February 2010 and approved on 9 April 2010.

6.11 All operations at the site are conducted in a manner which minimises the incidence of windblown litter. Consideration is taken to control paper and other materials likely to be wind-blown. This includes netting down storage bays and skips and sheeting waste transport vehicles. Extra vigilance is taken by staff during adverse windy weather conditions.

6.12 The setting of the operation within the Redoubt provides some shelter from the wind and the site is enclosed with chain-link fencing around the perimeter, with an additional safety fence at the top of the Redoubt. These fences help to contain litter and a daily litter pick is undertaken to remove any accumulations. The Site Manager also makes daily inspections to ensure the cleanliness of the site.

6.13 In addition to controlling litter within the site and around its boundaries the operator has recently extended the daily inspections to include the adjacent area of golf course.

Other Issues

6.14 The nature of the activities undertaken at Farlington Redoubt and the fact it is an existing waste site means that Hampshire Core Planning Strategy policies DC2 (Statutory Designations), DC4 (Historic Heritage), DC5 (Green Belt), DC7 (Biodiversity), DC8 (Landscape & Visual Impact), DC9 (Public Safety) and DC11 (Flooding) have no implications for this application.

7.0 Conclusion

7.1 The application is for a waste management facility with cement production at a site with a number of established waste operations. The purpose of the application is to consolidate the existing waste operations under a single planning consent and incorporate a number of ancillary activities such as vehicle parking and skip storage and the use of a cement silo.

7.2 The application also provides for an improved site entrance off of the main haul road. This will see the creation of a second access and the installation of a second weighbridge. This will result in improved vehicle trafficking around the site by having a dedicated entrance and a separate dedicated exit. The weighbridge office will be relocated to sit between the two weighbridges.

7.3 The necessity for this application has arisen following the grant of consent by Hampshire County Council in January 2010 for an increase in the annual throughput at the site to 80,000 tonnes. Since implementing this planning permission the site management have identified a number of measures that they wish to employ to create a more efficient operation.

7.4 The creation of new dedicated parking and skip storage areas and the creation of clearly delineated zones in which certain operations are sited and where stockpile limitations will apply will make the monitoring of the site operations easier for the regulatory authorities.

7.5 The application will not result in any new waste operations being undertaken or necessitate any change to the existing environmental controls employed on site which prevent the site impacting on the local amenity.

7.6 The proposed development is in accordance with the Development Plan, and therefore planning permission should be granted under section 38(6) of the Planning and Compulsory Purchase Act (2004) unless material considerations indicate otherwise.

Drawings

Appendices

Appendix A – Planning Permission 09/54301/015

Hampshire County Council

Town and Country Planning Act 1990

To: WYG
Empress House
12 Empress Road
Hampshire
SO43 7AE

Application No: **09/54301/015**

HCC Ref: HV017

For: L&S Waste Management

Date of Application: 2 September 2009

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 19 conditions:

Development: **Variation of condition 9 of permission 05/54301/014 (to increase the quantity of waste to be handled at the site)**

Site address: **Farlington Redoubt, Portsdown Hill Road, PORTSMOUTH PO6 1BW**

Plans and particulars: **Application Boundary Plan**

Reason for Approval

It is considered that the proposal would be in accordance with the Hampshire Minerals and Waste Core Strategy (HMWCS) by providing additional capacity at an existing site (S5/DC13) and would not materially harm the character of the area or the amenity of local residents (DC8) and would be acceptable in terms of highway safety and convenience (DC6).

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

Richard Read
on behalf of
Director of Environment
18 January 2010

Hampshire County Council

Town and Country Planning Act 1990

Application No: **09/54301/015**

Planning 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.

Reinstatement

2. On cessation of the use of the land as a waste transfer and recycling facility the buildings, plant and machinery, stockpiles and waste shall be removed and the land reinstated to its former condition.

   Reason: To secure the visual amenity of the area.

Highways

3. The highway verge, at the site entrance with Portsdown Hill Road, shall be trimmed regularly to ensure that within the visibility splay no vegetation exceeds one metre in height.

   Reason: In the interests of highway safety.

4. The warning signs and lighting shall be maintained as approved in writing by the Waste Planning Authority for the duration of the use of the site.

   Reason: In the interests of highway safety.

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Application No: **09/54301/015**

Planning Conditions

5. The increase in the quantity of waste being handled at the site hereby permitted shall not commence until details of the additional wheel cleaning facilities have been approved in writing by the Waste Planning Authority and fully implemented. The facilities shall be implemented as approved for the duration of the development and no lorry shall leave the site unless its wheels and chassis have been cleaned, and measures taken to prevent mud being deposited on the highway .

   Reason: In the interests of highway safety.

Protection of Water Environment

6. All areas where waste is stored, handled or transferred shall be underlain by impervious hardstanding with dedicated drainage to foul sewer or sealed tank. drainage shall be in accordance with the approved scheme for the duration of use of the site.

   Reason: To prevent pollution of the water environment.

7. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

   Reason: To prevent pollution of the water environment.

Vehicle Maintenance

8. No repairs or maintenance of vehicles shall be carried out on the site unless otherwise agreed in writing by the Waste planning Authority.

   Reason: In the interests of local amenity.

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Hampshire County Council

Town and Country Planning Act 1990

Application No: **09/54301/015**

Planning Conditions

Tonnage

9. The site shall handle a maximum of 80,000 tonnes of waste per year. A monthly record of the tonnage of waste handled at the site shall be kept at the site and be made available to the Waste planning Authority on request.

   Reason: In order to control the scale of the development.

Hours of Working

10. Unless otherwise agreed in writing by the Waste Planning Authority no heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0700-1800 Monday to Friday and 0700-1400 Saturday. There shall be no working on Sundays or recognised public holidays.

    Reason: In the interests of local amenity.

Waste Type

11. The site shall only be used for the transfer and recycling of waste delivered to the site in lorries operated by registered carriers, however no waste shall be delivered to the site in refuse collection vehicles.

    Reason: In the interests of local amenity.

Noise, Litter and Dust

12. The increase in the quantity of waste being handled at the site hereby permitted shall not commence until a revised scheme to control dust at the site has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall be implemented as approved for the duration of the operation of the site.

    Reason: In the interests of local amenity.

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Hampshire County Council

Town and Country Planning Act 1990

Application No: **09/54301/015**

Planning Conditions

13. Stockpiles of waste and processed material shall not exceed a height of 6 metres.

    Reason: In the interests of local amenity.

14. Noise attributable to operations at the site shall not exceed the existing background noise level by more than 5 dB(A) as measured at the monitoring locations shown on drawing no LSH/HAV/NSE/01.

    Reason: In the interests of local amenity.

15. The plant and equipment shall be operated in accordance with the approved noise specifications and vehicles shall only use a white noise type vehicle reversing alarm or switchable system for the duration of the use of the site, .

    Reason: In the interest of local amenity.

16. The increase in the quantity of waste being handled at the site hereby permitted shall not commence until a scheme to control litter at the site has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall be implemented as approved for the duration of the operation of the site.

    Reason: In the interests of local amenity.

Layout

17. Bin storage shall only be within the area approved by the Waste planning Authority.

    Reason: In the interest of local amenity.

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Hampshire County Council

Town and Country Planning Act 1990

Application No: **09/54301/015**

Planning Conditions

18. The layout of the waste transfer and recycling facility shall be as shown on drawing no; LSH/HAV/SUR/02 unless otherwise agreed in writing by the Waste Planning Authority.

    Reason: In the interests of local amenity.

Vehicle Routeing

19. For the duration of the operation of the site measures shall be taken to ensure that all lorries travelling to and from the site shall use the route identified on drawing no LSH/HAV/RTE/01 and shall prevent the use of prohibited roads identified on drawing no LSH/HAV/RTE/01.

    Reason: In the interest of local amenity and highway safety.

Notes to Applicant

1. 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.

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Appendix B – Cement Silo Specifications

Manual OP814

Horizontal Silo Unit

ANTAR @ Pressvess

LIFT & SHIFT SKIP HIRE

50 TON LOW LEVEL CEMENT SILO

Figure 1 Typical 50t Silo Installation



We invite you to reply with any queries or comments to the address below.

Antar@Pressvess
Stallings House, Stallings Lane
Kingswinford, West Midlands
DY6 7LG

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Or fax: +44 (0)1384 296268

Our Email address antar@pressvess.co.uk
Our Web site www.pressvess.co.uk

SILO DESCRIPTION

1.1 Silo Description

The following features can be found on a standard silo

Silo Top Venting Filter
Pressure Relief Valve
High Level Probe
Low Level Probe (Optional)
Pressure Switch (Optional)
Inlet Butterfly Valve
Manhole Assembly

Safety Panel
Warning Beacon

Trough Screw Conveyor
Incline Screw Conveyor
Air Compressor (Optional)

Load Cell Assemblies (Optional)

1.2 Technical Information

Input Supply to Silo Panel 415V 3Ph+N 50Hz min 50amp

NOTE:

Supply power requirement: 20kVa AC mains
If GenSet then must be 45kVa (allows for motor start inrush)

Outputs;

Screw Conveyors Supply	415v 3Ph 50Hz
Level probes, Beacon, Siren	110V AC
Air Solenoid	110V AC
Reverse Jet Filter Controls	110V AC
Reverse Jet Filter	5.0-5.5 bar Operating Pressure