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To:
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Our Ref:APP/10/00141

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Ask for:Mr D Eaves

23 July 2010

Dear Ms Quant

THE TOWN AND COUNTRY PLANNING ACT 1990
County Consultation

Application Number: APP/10/00141
Site Address: Farlington Redoubt, Portsdown Hill Road, Havant
Proposed Development: **County Matter application for the provision of a waste management facility and ancillary cement silo.**

I refer to the above application which is to be determined by the County Planning Authority and referred to me for the formal observations of this Council as Local Planning Authority, and write to confirm that the application has been considered under delegated powers.

This Council **Raises No Objection** to the development as described above subject to the reimposition of the conditions imposed on Planning Permission reference 09/54301/015 varied as required to take account of the amendments to the operation of the site in relation to Conditions 2, 12, 16 and 18.

In addition the Local Planning Authority would ask for the following to be taken into account in the determination of this application:

Frontage Car Parking and Skip Storage Area

The parking area to the front of the site is outside the original site area and the Local Planning Authority would express concern that the increase in parking and skip storage beyond the original confines of the site increases the visual impact of the development and potentially detracts from the character and appearance of the area.

The Local Planning Authority would recommend that if this area is considered acceptable it is restricted to prevent the parking of HGV's/Commercial vehicles including road cleaners and the storage of skips. Parking should be restricted to cars of employees of the site.

In addition substantial landscaping should be provided to the south of the area. This should take the form of native tree planting.

Land to the West and South of the Transco Gas Station

The Local Planning Authority are concerned that the proposed additional car parking and skip storage to these areas would require substantial clearance works including the loss of trees and other vegetation and further excavation of the existing cutting. These works are not detailed in the application. Furthermore, the width of the area is very restricted and there are concerns that the area could become a storage area for damaged skips and other equipment which would be harmful to the amenities of the site.

There is also concern that the area could become an alternative access route around the site which is not considered to be acceptable.

Land to the north of the Transco Gas Station

This area is already in use for car parking and it is considered that the use including storage of skips in this area is acceptable subject to appropriate stacking limits and identified areas for skip storage.

Height of Stockpiles

The height of stockpiles is currently understood to be restricted to 6 metres. The proposal includes a proposal to increase the height of stockpiles for the concrete crushing and aggregate recycling operations up to 10 metres.

The Local Planning Authority would express concern over the increase in the height of the stockpiles. In particular the increase in height is likely to lead to additional wind blown dust and potentially litter pollution beyond the site.

In order to properly assess the potential visual impact of the higher stockpiles beyond the site it would be necessary for the agent to submit section drawings showing the stockpiles and surrounding site levels.

The Local Planning Authority would recommend that the height of the proposed stockpiles is restricted to 6 metres.

General

The application plans are considered to lack detail and this makes a full assessment of the proposals difficult.

In particular the following areas should be addressed:

The site layout plan should provide more detail on the following matters:

1. Cement Silo location,
2. Improved trafficking System including details of the in/out access and one way flow proposal,
3. Second weighbridge and weighbridge office details.

Nature Conservation

With regard to the potential impact on nature conservation, I can advise that the Hampshire Biodiversity Information Centre have provided advice as follows:

Adjacent SNCI:	Portsmouth Golf Course East - Unimproved Grassland
Adjacent	BAP priority Habitat: Lowland Calcareous Grassland
Within 100m:	Protected and Notable Species Narrow-leaved Water-plantain, Autumn Ladies Tresses, Juniper, Fly Orchid,

	Small Blue
Within 100m SNCI:	Portsmouth City Golf Course Copse Semi-natural ancient woodland, unimproved grassland, notable species: Fly Orchid
Adjacent SINC:	Field East of Farlington Redoubt (north) Unimproved Grassland
Adjacent SINC:	Road Verge of Ecological Importance B2177 Portsdown Hill Road Chalk Flora

Informative:

It is recommended that the following informative is added to the Decision Notice.

The applicant is advised that silo may need permitted/adding to the existing permit under air quality legislations. Further advice in relation to these matters can be obtained from Havant Borough Council's Environmental Health Department.

The spare copies of the application are enclosed.

Yours sincerely

Mrs J A Batchelor
Head of Development & Technical Services

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