Hampshire County Council

Waste and Resource Management

Hayling Island HWRC Supporting Statement

1. This application is to vary condition one of Planning Application No: APP/16/00323 in respect of the Hayling Island Household Waste Recycling Centre, Fishery Lane, Hayling Island for the temporary use of the land as a Household Waste Recycling Centre. Planning permission for the temporary use of the land was granted 20 May 2016 expiring on the 31 December 2025.

2. This application requests the continuation of the HWRC for a further period of 10 years until 31 December 2035.

3. 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).

   The County Council discharges this duty by the provision throughout the County of 24 facilities designated as Household Waste Recycling Centres.

4. The Hayling Island Household Waste Recycling Centre (HWRC) is a 'single – level' site on HCC owned land, with an area of approximately 0.15acres located off Fishery Lane. It has been at this location for over 40 years and screened from view by 3m high close boarded wooden fencing.

5. The Hayling Island HWRC is operated by a management contractor appointed by Hampshire County Council.

6. In 2023/24 1,694 tonnes of waste was delivered to the Hayling Island HWRC with 56% being recycled and reused.

7. It is not intended to increase the level of operation at the HWRC.

Planning Policy Context

8. The Hayling Island HWRC is covered by Policy AL2 in the Havant Borough Council Local Plan Allocations (Adopted July 2014).

   Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements

The urban area boundaries for Emsworth, Havant and Bedhampton, Hayling Island, Leigh Park and Waterlooville are defined on the Policies Map. The Borough's undeveloped gaps are those areas between the urban area boundaries of

Waterlooville, Leigh Park, Havant, Emsworth; together with the undeveloped gaps between them and neighbouring boundaries with Portsmouth, Winchester, East Hampshire and Chichester.

Planning permissions will be granted for developments within the undeveloped gaps that help to define the separate identity of settlements and prevent their coalescence, and meets any of the following:

1. Relates to small scale householder development.

2. Meets an overriding public need e.g. For community or recreation use, that cannot

be accommodated elsewhere in the Borough.

3. Meets the policies for exceptional development in 'rural areas', set out in the NPPF.

Land outside the defined urban area on Hayling Island is 'non-urban' rather than undeveloped gap. Development of exceptional affordable housing in the non-urban areas of Hayling Island is not considered appropriate or necessary and is likely to be refused Planning permission.

9. It is also located in the **Policy CS6 area 'Regeneration of the Borough**' in the Havant Borough Council Local Plan March 2011. The Objective of Policy CS6 is to:

'ensure all new development maximises economic, social and environmental regeneration for the whole borough, with priority given to developments focused on the places and people that need it most'

10. Within the Hampshire County Council Minerals and Waste Plan (Adopted October 2013) the Hayling Island HWRC is subject to Policies 5 and 29.

Policy 5: Protection of the countryside

Minerals and waste development in the open countryside, outside the National Parks and Areas of Outstanding Natural Beauty, will not be permitted unless:

a. it is a time-limited mineral extraction or related development; or

b. the nature of the development is related to countryside activities, meets local needs

or requires a countryside or isolated location; or

c. the development provides a suitable reuse of previously developed land, including

redundant farm or forestry buildings and their curtilages or hard standings.

Where appropriate and applicable, development in the countryside will be expected to

meet highest standards of design, operation and restoration.

Minerals and waste development in the open countryside should be subject to a requirement that it is restored in the event it is no longer required for minerals and waste use.

Policy 29: Locations and sites for waste management

1. Development to provide recycling, recovery and/ or treatment of waste will be supported

on suitable sites in the following locations:

i. Urban areas in north-east and south Hampshire;

ii. Areas along the strategic road corridors; and

iii. Areas of major new or planned development.

2. Any site in these locations will be considered suitable and supported where it:

a. is part of a suitable industrial estate; or

b. has permission or is allocated for general industry/ storage; or

c. is previously-developed land or redundant agricultural and forestry buildings, their

curtilages and hardstandings or is part of an active quarry or landfill operation; or

d. is within or adjoins sewage treatment works and the development enables the

co-treatment of sewage sludge with other wastes; and

e. is of a scale compatible with the setting.

3. Development in other locations will be supported where it is demonstrated that:

a. the site has good transport connections to sources of and/or markets for the type of

waste being managed; and

b. a special need for that location and the suitability of the site can be justified.

11. The Hayling Island HWRC has been in its current location since 1984 and is a well established site operated under an Environmental Permit issued by the Environment Agency. It is screened from view by a 3m high close boarded wooden fence. It satisfies the following elements of the above Policies:
    - Havant Borough Council Local Plan Policy AL2 Urban Area Boundaries and Undeveloped Gaps between Settlements.
    - Havant Borough Council Local Plan Policy CS6 Regeneration of the Borough.
    - HCC Minerals and Waste Plan Policy 5 b meets local needs.
    - HCC Minerals and Waste Plan Policy 29 2.b has permission.

Conclusion

- The Hayling Island HWRC has been developed in accordance with the statutory requirement in the County Council to provide places at which persons resident in its area may deposit their household waste at all reasonable times free of charge under section 51 or the Environmental Protection Act 1990.
- The existing site provides an invaluable local facility to the residents of Hayling Island and the surrounding area and makes an important contribution to the County Council waste recycling initiatives.
- The proposal is for a variation of an existing condition and it seeks to extend the life of the existing facility for a further temporary period of 10 years.
- The proposal does not seek to vary the character or the operational capacity of the existing site.
- The proposal does not conflict with the Hampshire County Councils Minerals and Waste Plan and the Havant Borough Council Local Plan.
- Renewal of the temporary planning permission for a period of 10 years enables HCC to fulfil its obligations and maintain this important facility.