

**P/16/1047/CC**

SUEZ RECYLING AND  
RECOVERY

LOGISTICS DEPOT COMPRISING A WORKSHOP/OFFICE BUILDING, HARDSTANDING FOR VEHICLE PARKING, SOFT LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE.

LAND SOUTH OF FAREHAM WASTE TRANSFER STATION, ENTERPRISE PARK  
MILITARY ROAD FAREHAM

**FAREHAM EAST**

AGENT: SUEZ RECYLING AND  
RECOVERY

***Report By***

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***Introduction***

As this proposal relates to waste transfer Hampshire County Council is the local planning authority who will determine the application. As part of the consideration of the application Hampshire County Council are formally seeking the views of Fareham Borough Council.

***Site Description***

The consultation relates to land adjacent to and south of the existing SITA Waste Transfer Station facility (the company name has since changed to Suez) in Enterprise Business Park, off Pinks Hill and Military Road, Fareham.

The site is currently used for equestrian activity with perimeter tree and hedgerow vegetation. There is a planted bund separating the application site from the existing Waste Transfer Station to the north.

The site slopes from its north western corner to its south eastern corner by some 6 metres.

The southern boundary borders directly onto the old line of Military Road, which, in this location is a private gated track that runs eastwards to the A27.

Fort Wallington industrial estate lies to the west of the site. Both the site and the existing Waste Transfer Station lie outside of the urban settlement boundary.

***Description of Proposal***

This application seeks planning permission to construct:

a logistics facility, including a workshop and office building with a floor area measuring 35 metres by 25 metres and 10.65 metres in height at the northern part of the site;

an open sided vehicle wash down area measuring 2.8 metres high sited in the north eastern corner of the site;

a driver welfare unit measuring 9.2 metres long, 2.5 metres wide and 2.8 metres high; and

an above ground fuel tank.

The remainder of the site will be laid to hardstanding for vehicle parking and manoeuvring (including parking for up to 40 lorries) and skip storage areas.

The site will be secured on all sides by a 2.1 metre high weld mesh fence finished in green.

A narrow soft landscaping buffer will be retained and reinforced to the eastern and southern boundaries.

Part of the bund and planting on the northern boundary would be removed to provide a walkway through to the existing Waste Transfer Station. Further vegetation will be removed along the western boundary to facilitate the new entrance.

As a consequence of the topography of the site the ground will require significant 'cut and fill' in order to level and prepare the site for development. These works will change the land form and will result in the construction of a retaining wall along the eastern and part of the northern boundaries of the site.

There will be external lighting during operation hours (0430 - 2200 hours) Monday - Sunday, including bank holidays.

The application is supported by a soft landscape scheme including new grassland, hedgerows and specimen tree planting.

### ***Policies***

The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS14 - Development Outside Settlements

Adopted Development Sites and Policies

DSP1 - Sustainable Development

DSP9 - Economic Development Outside of the Defined Urban Settlement

Adopted Hampshire County Minerals and Waste Plan

Policy 5 - Protection of the Countryside

Policy 10 - Protecting Public Health, Safety and Amenity

Policy 13 - High-quality Design of Minerals and Waste Development

Policy 29 - Locations and Sites for Waste Management

### ***Relevant Planning History***

The following planning history is relevant:

P/16/1133/CC Demolition of Existing Office Units and Erection of Portakabin Units for a Maximum of Five Years

Decision Awaited (FBC Raised No Objection 24/10/2016)

P/14/1095/CC - Variation of Condition 6 & 7 of Planning Permission P/13/0320/CC (Hours of Working)

APPROVED 02/02/2015

P/13/0763/CC - Erection of a Canopy for the Storage of Wood Chippings - APPROVED 04/10/2013

P/13/0320/CC - Variation of Condition 7 of Planning Permission P/12/0611/CC (To extend the operation hours of the wood chipper) - APPROVED 31/05/2013

P/12/0611/CC - Variation of Condition 3 (Operating Hours) and 4 (Area of Wood Chipping) - APPROVED 23/10/2012

P/00/0952/CC - Portable buildings for mess and toilet - APPROVED - 06/12/2000

P/98/0376/CC - Redevelopment to provide Integrated Waste Recycling and Transfer Facility with Offices and Parking - APPROVED 03/12/1998

P/96/1210/MW - Waste Recycling Centre - Allowed on appeal 11/09/1997

### ***Representations***

Publicity has been undertaken by Hampshire County Council. No representations have been received.

### ***Consultations***

INTERNAL

Trees - No objection

Environmental Health (Noise): No objection

Environmental Health (Contaminated Land): No objection, subject to conditions.

Highways: As the proposal is to better accommodate congested activities on the existing site, with only a marginal increase in vehicular activity, no highway objection is raised.

### ***Planning Considerations - Key Issues***

There are two main issues in this case:

1) The need for the development outside the settlement boundary and whether there is any physical link to the existing adjacent Waste Transfer Station

2) Landscape and visual impacts

THE NEED FOR THE DEVELOPMENT OUTSIDE THE SETTLEMENT BOUNDARY AND WHETHER THERE IS ANY PHYSICAL LINK TO THE EXISTING ADJACENT WASTE TRANSFER STATION

Policy DSP9 of the Local Plan Part 2 states:

'Proposals for new economic development outside of the defined urban settlement boundaries (as identified on the Policies Map), will only be permitted provided that a sequential test has been carried out and no more preferable sites have been identified and, subject to the scale of the proposal, an impact assessment has been carried out and it has demonstrated that there are no significant impacts taking account of relevant national planning policy.

Proposals for the expansion or intensification of existing employment sites/areas outside of the defined urban settlement boundaries will only be permitted where:

- i. development is essential to the operation of the existing businesses; and
- ii. development can be accommodated within the curtilage of the existing site.

All new development, expansion and intensification outside of the defined urban settlement boundaries should:

- iii. not be of a disproportionate scale to the operational requirements of the employment site;
- iv. not have an unacceptable adverse impact on the strategic and local road network; and,
- v. not have an unacceptable environmental impact.

New buildings should be well designed to respect the character of the area and, where possible, should be grouped with existing buildings.

Proposals should have particular regard to the requirements of Core Strategy Policy CS14: Development outside Settlements and Core Strategy Policy CS6: The Development Strategy. They should avoid the loss of significant trees, should not have an unacceptable impact on the amenity of residents, and should not result in unacceptable environmental or ecological impacts or detrimental impact on the character or landscape of the surrounding area.'

The development proposal would represent an expansion/intensification of an existing employment/commercial use outside of the defined urban settlement boundaries.

Policy 27 of the Hampshire Minerals and Waste Plan states that the applicant would be expected to demonstrate the details of any positive benefits of the proposal, including links to the existing facility.

As such, the applicant advises that the facility is required for the following reasons:

The majority of the existing external hard surfacing on the adjacent Waste Transfer Station site is taken up for vehicle circulating, parking of fleet vehicles, site office, staff facilities etc. As a result the facility is operating well below its consented capacity of 300,000 tonnes of waste per year. Currently there is not sufficient space within the building to mechanically treat the waste and in the absence of external storage space, waste is bulked up and sent directly to the landfill without being recycled and treated. This was less of an issue in the past, when the site was only used for the transfer of waste, but it is more a significant issue now that recycling and treatment of waste is also carried out at the site.

In addition to the above, the lack of space increases the risk of conflict between the operational vehicles and the site operatives/visitors.

The proposal would free up space around the main building allowing for the site to carry out baling and external storage of recyclable materials prior to being shipped out. Furthermore it would free up space with the main building increasing the volume of waste that is managed, processed and transported.

The proposed logistics facility would allow for the relocation of the offices, staff welfare facilities and staff car parking from the existing waste transfer station site. It is essential that the offices are either on or next to the main operation as it would be difficult to operate the

site efficiently if they were located elsewhere. To facilitate this the proposal includes a pedestrian link between the two sites.

The existing site currently provides a base for operational fleet vehicles which carry out waste collection services throughout Hampshire. Providing a site for parking adjacent to the existing waste transfer station is therefore the optimal location for the fleet parking and would reduce the number of vehicle movements if the vehicle parking were based elsewhere.

Currently the vehicle fleet repairs and servicing of lorries is carried out in Southampton. This arrangement is not ideal as up to 40 fleet vehicles are required to make a round trip of over 20 miles for maintenance. Having the workshop closer to where the fleet is based would have a number of operational, economic and sustainability benefits.

The applicant advises having all of the waste management operations in a single location is beneficial for the overall management and co-ordination of the waste management operations, would improve efficiency of the operation at the Waste Transfer Station, reduce Heavy Goods Vehicle (HGV) movements and allow for shared facilities.

It is clear that the need to provide the additional facility would be of benefit to the existing Waste Transfer Station and the economic viability of the wider area. Providing a single centre would therefore result in an improvement to the operation and sustainability of this site for the longer term.

## LANDSCAPE CHARACTER AND VISUAL IMPACTS

Policy DSP9 of the Local Plan Part 2 states that all new development, expansion and intensification of existing sites/areas outside of the urban settlement boundary should not have an unacceptable environmental impact. Policy CS14 of the Core Strategy states that development should not have a detrimental impact on the character or landscape of the surrounding area.

Policy 13 of the Hampshire Minerals and Waste Plan states that:

'Minerals and waste development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape and townscape.

The design of appropriate built facilities for minerals and waste development should be of a high-quality and contribute to achieving sustainable development.'

Policy 10 of the Hampshire Minerals and Waste Plan states development should not have an unacceptable visual impact.

The workshop building would measure 10.65 metres high, 0.4 m higher than the existing Waste Transfer Station building, but smaller in footprint/scale. The proposed landscape boundaries would measure between 5 metres and 7 metres in width; this is significantly less than the 20 metre wide bunds/buffer surrounding the existing waste transfer station.

The site is visible from a number of viewpoints including:

- a) Car park to the north of junction 11;

- b) From the top of Military Road/Standard Way;
- c) Walkers on Allan King's Way (public right of way 505);
- d) Junction of Boarhunt Road with Nine Elms Lane;
- e) Visitors to the Mount and Fort Nelson.

The applicant's Landscape Visual Impact Assessment has concluded that the loss of this grassland site would not give rise to a significant adverse effect. The site would be seen in context with the Waste Transfer Station (to the north) and Fort Wallington (to the west). As a result, apart from some specimen tree planting within the site and minimal soft landscaping to the south and east boundaries, no significant mitigation is proposed.

In the opinion of Officers the application would involve substantial earth works resulting in a change in the land form, the development of a substantial new workshop building, welfare building, vehicle wash down area and extensive hard surfacing. Hedgerows and bunding would be lost to facilitate the access and the walkway to the Waste Transfer Station. Apart from some limited landscaping within the site and to the eastern and southern boundaries, effectively the entire site would be taken up with built form, hard surfacing and associated infrastructure. The parking of up to 40 lorries on the site would further add to the visual impact of the proposals.

The existing site, together with the extensive landscaped bunding and mature vegetation around the boundaries of the Waste Transfer Station, provide a transition between the industrial works and the countryside. This would be substantially eroded by the current proposal which proposes that minimal landscape buffer be provided around a site which is located within the countryside.

## Conclusion

In summary, it is considered that whilst the evidence submitted with the application demonstrates the clear benefits of the logistics facility in this location, the substantial visual harm caused by the proposal would outweigh this need.

In order to mitigate the visual impacts of the development, it is considered that a substantial comprehensive landscaping scheme is required around the eastern, western and southern boundaries of the site. As currently proposed the landscaping proposed would not mitigate the visual harm arising.

On this basis officers recommend that an objection is raised to the proposals as currently submitted.

## ***Recommendation***

That Hampshire County Council be advised that Fareham Borough Council RAISE OBJECTION to the application as currently proposed. This is because the limited landscaping works proposed will not mitigate against the substantial visual harm caused by the changes to the site levels, the height and size of the proposed office/workshop building, and the extensive hard surfacing and associated parking of lorries and vehicles, on this elevated countryside site.

In the event that Hampshire County Council were minded to grant planning permission, it is recommended that planning conditions are imposed to address the following issues:

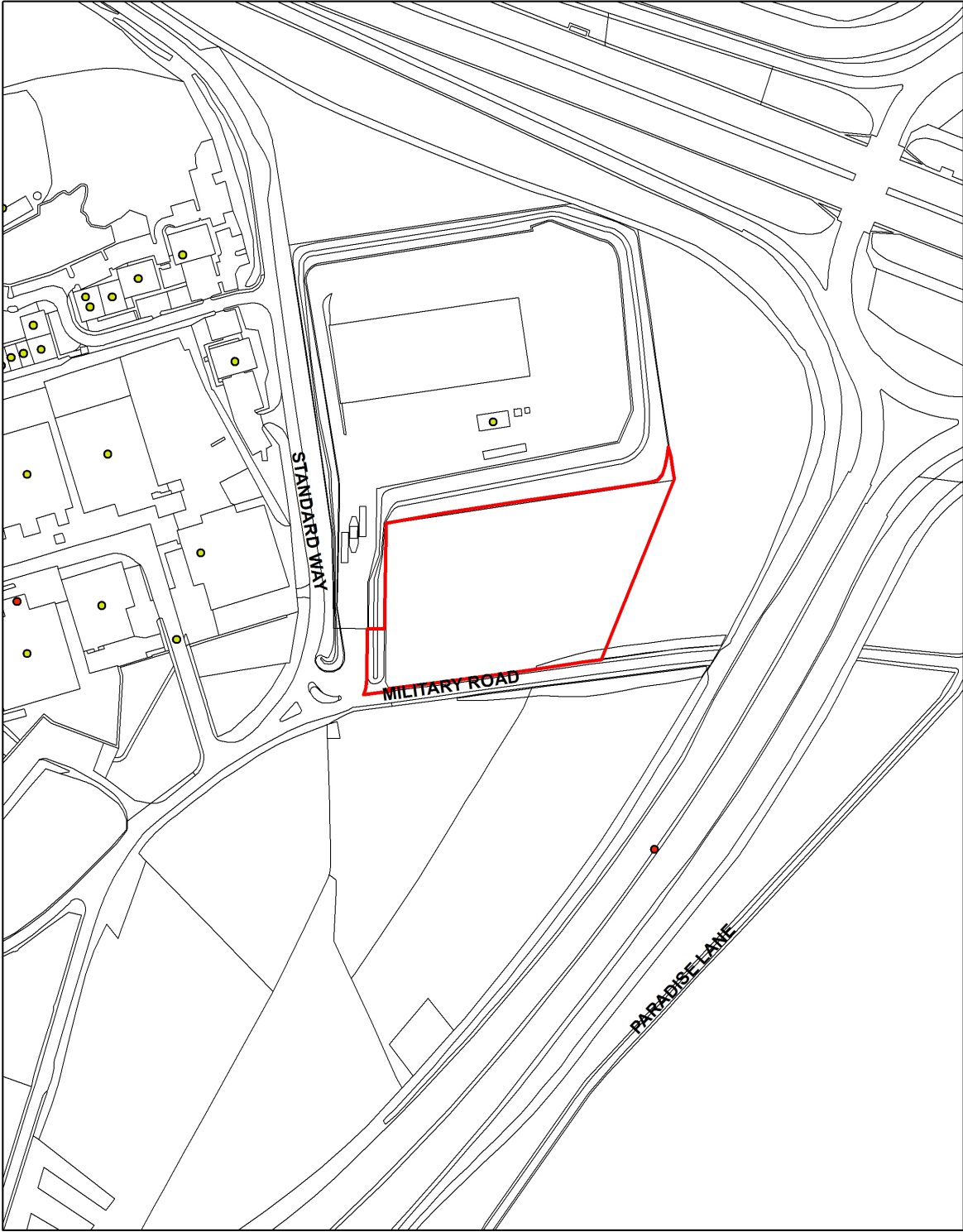
- a) Details of the external materials and hard surfacing to be agreed in order to secure the satisfactory appearance of the development and in the interests of the visual amenities of this countryside location;
- b) Measures to be put in place to seek to limit noise outputs, including operations at the workshop to be carried out within the building in order to protect the living conditions of neighbouring residents;
- c) Noise from any industrial plant (including air handling units or compressor units, dust extraction units) should not exceed ambient noise at the site boundary in order to protect the living conditions of neighbouring residents;
- d) Measures to be put in place relating to vehicle routing in order to protect the living conditions of neighbouring residents and in the interests of highway safety;
- e) Measures to be put in place to deal with potential conflict when vehicles entering the application site cross the path of vehicles emerging from the waste transfer station, in the interests of highway safety;
- f) A desk study investigation and site walkover of the site shall be carried out, which investigates the current and former uses of the site and adjoining land and the potential for contamination. Should the study reveal a potential for contamination, a strategy of remedial measures and detailed method statements should be provided, to ensure that any contamination of the site is properly taken into account;
- g) Provision and implementation of a comprehensive landscaping scheme, including bunding in order to secure the satisfactory appearance of the development and in the interests of the visual amenities of this countryside location.

### ***Background Papers***

See Planning History above.

# FAREHAM

BOROUGH COUNCIL



Land south of Fareham Waste Transfer Station  
Enterprise Park  
Scale 1: 2,500



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