

**HAMPSHIRE COUNTY COUNCIL
WASTE AND RESOURCE MANAGEMENT**

SUPPORTING STATEMENT

1. This application is to vary condition one of Planning Application no S/14/74104 in respect of the Netley Household Waste Recycling Centre (HWRC), Grange Road, Netley for the continuation of the temporary use of land on Grange Road as a Household Waste Recycling Centre. Planning permission for the temporary use of the land was granted on 7 May 2014 expiring on the 31 March 2024.

This application requests the continuation of the HWRC for a further period of 10 years until 31 March 2034.

2. 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).
3. The County Council discharges this duty by the provision throughout the County of 24 facilities designated as Household Waste Recycling Centres.
4. The Netley HWRC is a ‘split-level’ site with an area of approximately 0.5 hectares (1.23 acres) located off Grange Road in Netley. It was built in the early 1990s.
5. The standard opening hours at the Netley HWRC are as follows:
 - Summer (1 April to 30 September) Daily (including bank holidays) 9am – 6pm
 - Winter (1 October to 29 February) Daily 9am - 4pm
 - Spring (1 March to 31 March) Daily 9am - 5pm
 - Closed 25 and 26 December and 1 January.
6. The land is owned by Veolia Environmental Services (VES) and the lease to HCC ends on the 31 December 2030.
7. The Netley HWRC is operated by a management contractor appointed by HCC.
8. In 2022/23 4,700 tonnes of waste was delivered to the Netley HWRC with 78% being recycled. The site is the 14th busiest across the County Council HWRC network.

Planning Policy Context

9. The Netley HWRC is covered by Policies S5 and S6 (Countryside and Settlement Gaps) and DM9 (Essential public utilities) of the Eastleigh Local Plan.

The HWRC is shown to be outside the urban edge and therefore in the Countryside which means it is subject to policy S5 (New Development in the Countryside) of the plan which states:

'1. Planning permission will be granted for new development in the countryside provided it is related to:

- a. the provision of employment through agricultural development (policy DM17), the extension and replacement of existing employment uses (policy DM18) and the re-use of existing buildings (policy DM19);*
- b. residential extensions and replacement buildings (policies DM18 and 26), limited residential conversions (policy DM19), rural workers' dwellings (policy DM27) and accommodation for Gypsies, Travellers and Travelling Showpeople (policy DM31);*
- c. community, tourist, or visitor uses through the re-use of buildings including facilities for the interpretation of heritage assets (policies DM12);*
- d. outdoor recreation and open space (policies DM32 and DM33);*
- e. allotments and community farms (policy DM32);*
- f. cemeteries (policy DM37); and*
- g. essential public utilities (policy DM9).'***

More specifically the HWRC is located within a strategic gap, which is an area of land in the countryside between major settlements which perform the specific function of protecting the individual identity of those settlements. In this case the Hedge End/Burseldon/Netley - Southampton Gap which is subject to Policy S6 (Protection of Settlement Gaps) of the Plan which states:

1. Development within a Settlement Gap as set out in the policies map will be permitted provided that:

- a. it would not undermine the physical extent and/or visual separation of settlements; and*
- b. it would not have an urbanising effect detrimental to:*
 - i. The character of the countryside; or*
 - ii. The separate identity of the adjoining settlements.*

10. Within the Hampshire County Council Minerals and Waste Plan (Adopted October 2013) the Netley 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 building and their curtilages or hard standings.*

Where appropriate and applicable, development in the countryside will be expected to meet the 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 an/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 hard standings 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 waste; 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 or 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 Netley HWRC has been in its current location since the early 1990s and is a well established site operated under an Environmental Permit issued by the Environment Agency. It is well screened from view by a mature landscaping strip and situated adjacent to a former landfill, with its nearest neighbours consisting of a Veolia Environmental Services facility and a pick your own farm and farm shop. It satisfies the following elements of the above policies:

- *EBC Local Plan S5 (g) it is essential for the provision of a public utility service.*
- *HCC Minerals and Waste Plan Policy 5b meets local needs.*
- *HCC Minerals and Waste Plan Policy 29 2.b has permission.*

Conclusion

- The Grange Road Site has been developed in accordance with the statutory requirement on 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 of the Environmental Protection Act 1990.
- The existing site provides a local facility to the residents of Netley and the surrounding area, for the disposal of bulky household waste, and contributes to the County Council's 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 of the existing site, which is considered to be visually of low impact.
- The proposal does not conflict with the HCC Minerals and Waste Plan and the Eastleigh Borough Council local plan in relation to the protection of countryside or the strategic gap.
- Renewal of the temporary planning permission for 10 years enables HCC to fulfil its obligations and maintain this important facility.