

## HAMPSHIRE COUNTY COUNCIL

### Decision Report

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	16 December 2015
<b>Title:</b>	Application for construction of an Enhanced Sludge Digestion Scheme with anaerobic digestion and thermal hydrolysis for the processing of indigenous and imported waste water sludge at Basingstoke Sewage Treatment Works, Whitmarsh Lane, Chineham, Hampshire, RG24 8LL. (Application No. 15/03425/CMA) (Site Ref: BA125)
<b>Reference:</b>	7151
<b>Report From:</b>	Head of Strategic Planning

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#### 1. Executive Summary

- 1.1. The application is for construction of an Enhanced Sludge Digestion Scheme with anaerobic digestion and thermal hydrolysis for the processing of indigenous and imported waste water sludge at Basingstoke Sewage Treatment Works, Whitmarsh Lane, Chineham, Hampshire, RG24 8LL.
- 1.2. Concerns over traffic, odour, noise and pollution of the River Loddon have been raised as the main issues by local residents, the County Councillor and the local Member of Parliament.
- 1.3. It is considered that the proposal would be in accordance with the adopted Hampshire Minerals and Waste Plan (2013). The proposal will add to a valuable waste water facility in the north of Hampshire (Policy 25). Whilst technically in the countryside (Policy 5), the ancillary development sits within an existing waste water site (Policy 29) and the proposed plant would be beneficial to the sustainable future of the existing waste water treatment works (Policy 1). The proposal is not considered to be visually intrusive due to the surrounding structures and natural screening in place (Policy 13). The proposal will not give rise to significant adverse amenity impacts as the odour and noise levels will be acceptable and mitigated where necessary. There will be no pollution to the River Loddon due to appropriate drainage management practices and design on site (Policy 10). The proposal is acceptable in highway terms (Policy 12). There is no significant flood risk or surface water increase as a result of the proposal (Policy 11).

## 2. Site

- 2.1. The site would occupy an area of 2.3 hectares of operational land to the east of the existing Sewage Treatment Works (STW) at Chineham. The site has been used historically for sludge beds and has now naturally regenerated to rough grassland.
- 2.2. Basingstoke STW comprises a level site of some 17 hectares, located to the east of Chineham and the A33. The STW is a longstanding feature in the local landscape which has been subject to various upgrades and improvements over the decades. The STW currently comprises of a number of drainage ponds (to the south) and settlement tanks alongside a variety of plant including tall concrete tanks – the most notable being the digester tanks which are some 17m high. The main buildings on site include the office/amenities building located towards the south of the site and the more recently constructed cake barn which is located to the north east of the site. Apart from the application site area, landscaping within the STW primarily comprises of mown grassland around the more peripheral features of the site. The parts of the STW located inside the internal access road comprise hard landscaping including concrete hardstanding.
- 2.3. The site is bounded to the south and west by the existing STW and to the north and east by Pettys Brook and a small water course, beyond which is agricultural land. The River Loddon is located 200 metres from the proposed site. To the west of the site are the existing sewage treatment works and the Chineham Energy Recovery Facility which comprises of large buildings and stacks dominating the local skyline. The surrounding land use is agriculture with the closest residential dwelling lying approximately 350 metres to the north. There are 2 footpaths near the site, with Sherfield on Loddon 1 running long the access road for approximately 350m before it goes northwards and eastwards. Footpaths Sherfield on Loddon 2 and Old Basing and Lychpit 7 run to the east of the site.
- 2.4. The site is accessed via Whitmarsh Lane which is a private road providing access to the waste incinerator and processing site and sewage treatment works. Movements from Whitmarsh Lane connecting to the A33 Reading Road are managed by a signal controlled junction. There are road humps at intervals and posted signs advising 20mph. It is wide enough for two Heavy Commercial Vehicles (HCVs) to pass each other. The right of way footpath (Sherfield on Loddon 1) is separated from the carriageway.
- 2.5. There are approximately 450 homes anticipated within 300m to the west of the site. The emerging Basingstoke and Deane Borough Council Local Plan 2011-2029 has identified residential development in Policy SS3.9, Strategic housing allocation site known as Land East of Basingstoke.
- 2.6. No statutory ecological designations lie within the vicinity of the site. The Environment Agency's Flood Risk Map indicates that the northern and eastern parts of the site are located within Flood Zones 2 & 3.

### 3. Proposal

- 3.1. The application is for the construction of an Enhanced Sludge Digestion Scheme with anaerobic digestion and thermal hydrolysis for the processing of indigenous and imported waste water sludge. Essentially, sludge would come in to the thermal hydrolysis plant, then be passed to the anaerobic digesters. The solid sludge cake would be held in the building for transfer off-site, the gas would be burnt in the CHP plant. Any liquid residue/contaminated site run-off would be either taken off-site or discharged to the head of the sewage works and treated along with other incoming sewage effluent.
- 3.2. Anaerobic Digestion is a process that uses bacteria to break down sludge and destroy any potentially dangerous disease-causing organisms under anaerobic conditions (in the absence of oxygen). Where sludge is treated via anaerobic digestion prior to being recycled to agricultural land, this is typically combined with Combined Heat and Power (CHP) plants to convert the biogas recovered during digestion into energy. The utilisation of anaerobic digestion and CHP reduces the mass of sludge to be disposed of and the subsequent number of associated vehicle movements, whilst providing heat and power thus reducing fossil fuel usage.
- 3.3. Thames Water has ruled out conventional digestion in favour of an enhanced digestion process. Enhanced digestion involves the addition of a pre-treatment stage that assists in the increased destruction of solids and results in higher biogas production. It produces a high quality end product that is attractive for use in agricultural. In addition, enhanced digestion produces a lower quantity of material for recycling than conventional digestion or liming, thereby reducing the volumes of material to be transported to farm land for recycling.
- 3.4. Following screening and blending, the indigenous and imported liquid sludge will be dewatered on belt presses to produce sludge cake prior to mixing with the imported sludge cake. The combined sludge cake will then be diluted with some of the sewage works final effluent, transferred into the thermal hydrolysis plant and subjected to high temperature and pressure before being pumped into the anaerobic digesters.
- 3.5. The scheme will produce energy in the form of renewable electricity and heat for use within the STW. Any surplus electricity will be exported to the National Grid. The proposed development will also reduce the amount of sewage sludge biosolids produced by the STW so there is less to recycle to farm land.
- 3.6. The construction of the proposed development largely constitutes 'permitted development' under Schedule 2, Part 13 Class B (f) of the General Permitted Development Order (GPDO) 2015 where development by a sewerage undertaker is permitted provided it consists of "any other development in, on, over or under their operational land, other than the provision of a building but including the extension or alteration of a building."

3.7. Therefore, as EIA is not required the majority of the works required can proceed as permitted development. However, as permitted development (PD) rights do not cover new buildings or plant over 15 meters in height and kiosk with a capacity of more than 29m<sup>3</sup>, planning consent is only sought for the items identified below. However to provide sufficient information for the Waste Planning Authority to identify and assess the whole of the Enhanced Sludge Digestion scheme details of the 'permitted development' elements of the scheme have also been included as part of this application. Therefore, only the elements requiring permission shall be considered by the Waste Planning Authority when making a decision.

3.8. The project comprises the erection and installation of a number of items of plant and ancillary buildings which form the new facility. All new plant and buildings will be constructed in materials that match the structures on the existing STW; accordingly all plant will be dark green, apart from the proposed Gas Holder and Welfare building. Key physical elements of the proposal include the following:

- Cake import hopper;
- Thermal Hydrolysis Plant;
- Thermal Hydrolysis feed silo;
- Digester- not PD;
- Digested sludge collection tower- not PD;
- Imported liquid sludge tank;
- Imported cake reception facility – not PD;
- Gas holder;
- Poly (Polymer) dosing kiosk- not PD;
- FE buffer tank- not PD;
- FE kiosk- not PD;
- Potable water buffer tank- not PD;
- Potable water kiosk (booster pumps) - not PD;
- Welfare building- not PD;
- HV substation- not PD;
- MCC 1 Kiosk- not PD;
- MCC 2 Kiosk- not PD; and
- MCC 3 Kiosk- not PD.

3.9. As a result of this scheme the amount of sludge treated at the Sewage Treatment Works would increase from 13 tonnes of dry solids per day, to 53 tonnes per day (20,000 tonnes per annum). The applicant states that this equates to an increase of 30 (14 in and 14 out) traffic movements per day, taking the total number of traffic movements to 48 (18 existing movements).

3.10. Odour control will be installed for elements of the new development that generate odorous air. The completed development will be operational 24 hours a day, 7 days a week, in line with the rest of the sewage works process. Maintenance and monitoring will be carried out by existing site staff and 3 No. additional staff. Sludge will only be delivered to site via Heavy Commercial

Vehicles (HCV), whose deliveries will be staged throughout the operational hours of the STW, which are 07:30 to 16:00 Monday to Friday.

- 3.11. A landscaping strategy has been produced which includes a wildflower bund, shrubs and trees to the north and east of the site, adjacent to the ancient woodland.

#### **4. Development plan**

4.1. The following policies are relevant to the proposal:

4.2. National Planning Policy Framework (NPPF) (2012):

- Paragraph 17 (Core land-use planning principles which underpin decision-taking)
- Paragraph 93 (Climate change).

4.3. National Planning Practice Guidance (NPPG):

- Waste (28) and paragraph 47.

4.4. Hampshire Waste and Mineral Plan (Adopted 2013) (HMWP):

- Policy 1- Sustainable minerals and waste development;
- Policy 5 – Protection of the countryside;
- Policy 10 – Protecting public health, safety and amenity;
- Policy 11 – Flood risk and prevention;
- Policy 12 – Managing traffic;
- Policy 13 – High quality design of minerals and waste development;
- Policy 25 – Sustainable waste management;
- Policy 26 – Safeguarding- waste infrastructure;
- Policy 27 – Capacity for waste management development;
- Policy 29 – Locations and sites for waste management; and
- Policy 31 – Liquid waste and waste water management.

4.5. Basingstoke and Deane Adopted Local Plan 1996 – 2011:

- Policy A6 – Renewable Energy.

4.6. Emerging Basingstoke and Deane Local Plan 2011-2029:

- Policy SS3.9 Land to the East of Basingstoke (proposes the allocation of some 66 hectares of land, located to the southwest of the application site, for residential development of 450 homes).

4.7. The district council submitted the Emerging Basingstoke and Deane Local Plan to the Planning Inspectorate for examination on 9 October 2014 and the Plan is currently 'at examination'. The Examination Hearings started on 6 October 2015.

4.8. Whilst this plan is not adopted and it is not the plan against which the current planning application will be assessed, it is still appropriate to note that emerging plan. Paragraph 216 of the NPPF provides guidance on the weight that can be given to relevant policies in emerging plans. Taking this into account, it is considered that the site allocations (and inset maps) and development management policies can currently only be afforded little weight.

## 5. Consultations

5.1. **Councillor Still** has raised objection to the application on the ground that:

- The proposed development will lead to an increase of heavy vehicle movements on congested A33;
- Odour, noise and possible additional pollution of the River Loddon; and
- The emerging Local Plan has identified a site for new homes to be built very close to the sewage works.

5.2. **Basingstoke and Deane Borough Council** has been consulted but has not provided formal comments at time of writing.

5.3. **The Environmental Health officer at Basingstoke** has no objection but would like to see the mitigation option implemented that yields the highest odour control implemented to give protection to the local amenity, especially given the possible construction of dwellings on the Land to the East of Basingstoke site.

5.4. **Environment Agency South East** has no objection to the proposed development.

5.5. **Highway Authority** has no objection subject to a condition for a Construction Traffic Management Plan.

5.6. **Old Basing & Lychpit Parish Council** has raised objection to the application on the following grounds; traffic issues, extra odour and extra noise for residents.

5.7. **Chineham Parish Council** has no objection but is concerned about the effect of the increased numbers of heavy vehicles on the A33.

5.8. **Newnham Parish Council** has stated they are unable to support or object as the proposal details provided give rise to too many unanswered questions. Of particular note are questions regarding safety systems, damage containment/environmental protection to safeguard the River Loddon and its floodplain. Can the facility contribute to electrical power generation, expected levels of light pollution, how the treated sludge is to be disposed of and how emissions are to be monitored.

## 6. Planning history

Application No.	Site Reference	Location	Proposal
<a href="#">SCR/2015/0319</a>	BA125	Basingstoke Sewage Treatment Works	EIA Screening Opinion: Enhanced sludge digestion
<a href="#">BDB/77521</a>	BA125	Basingstoke Sewage Treatment Works, Whitmarsh Lane, Chineham, Basingstoke RG24 8LL	To install replacement roofs on the primary digester tanks with associated supporting structures and railings
<a href="#">BDB/73192</a>	BA125	Basingstoke Sewage Treatment Works (STW), Whitmarsh Lane, Chineham, Basingstoke	To construct and operate a sludge cake storage barn and equipment kiosks
<a href="#">BDB/66030</a>	BA125	Basingstoke Sewage Treatment Works (STW) Basingstoke	New inlet works building and new blower house

## 7. Representations

7.1. As of 3 December 2015 there have been 16 letters on this development. The objections have been on the following grounds:

- Increase of HCV vehicle movements would lead to increased congestion at different times on the A33 which is already under pressure from new and proposed housing developments at Pyotts Hill, Redlands and neighbouring areas;
- Concerns over the odour from the development affecting the proposed housing developments nearby including a proposed school;
- Noise model didn't take into account the proposed new housing developments nearby;
- Noise model is based on meteorological data from Odiham which is an exposed area compared to the sheltered river valley where this development is proposed;
- Odour predictions and calculations have been questioned if they have taken into account the lorry transport routes;
- Concern over the increase of noise;
- The increase of volume of sewage to be treated will increase pollution into River Loddon;
- Increase of hard surface will compound water run off issues;
- A visual impact will occur from the tranquil river valley setting as seven structures will be over 10m high and a large white gas holder will be prominent; and

- Concern that the impact on planting native species has been taken into account in the odour modelling on the reduction on dispersal of odour. It has been asked will it form a block and/or eddy and a reduction in dispersal further affecting odour contours.

7.2 A stakeholder meeting has been held for interested parties to discuss their concerns with representatives of the applicant.

## **8. Commentary**

### Development plan

8.1. The National Planning Policy Framework (NPPF) (2012) sets out the Government's planning policies for England and how these are expected to be applied. It includes an overarching 'presumption in favour of sustainable development' which means 'approving development proposals that accord with the development plan without delay'.

8.2. Paragraph 17 of the NPPF sets out core land-use planning principles which should underpin decision-taking. The core principles of key importance for this decision are to:

- (a) proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs;
- (b) seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- (c) recognise the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- (d) support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- (e) contribute to conserving and enhancing the nature environment and reducing pollution; and
- (f) encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

8.3. The Goals are set out in the NPPF pertaining to meeting the challenges of climate change by facilitating the delivery of renewable and low carbon energy and associated infrastructure as set out in paragraph 93.

8.4. Waste (28) of the National Planning Practice Guidance (NPPG) (as published on 15 March 2015), provides further information in support of the

implementation of waste planning policy and paragraph 47 specifically refers to whether existing facilities should be expanded/extended. It also states that adequate water and wastewater infrastructure is needed to support sustainable development, and that a healthy water environment will also deliver multiple benefits, such as helping to enhance the natural environment generally and adapting to climate change.

- 8.5. As the proposal is technically in the Countryside the proposal needs to be considered against Policy 5: Protection of the countryside of the HMWP. As the ancillary development sits within an existing sewage treatment works (STW) and will increase facilities to a valuable waste water facility in the north of Hampshire, it is in accordance with Policy 29 (Locations and sites for waste management) and is acceptable in a rural location.
- 8.6. The proposed plant would be beneficial to the sustainable future of the existing waste water treatment works and avoids the increased environmental impact and cost of transporting the treated sludge to increasingly distant agricultural land. Anaerobic digestion is also a means of dealing with organic waste and avoiding, by more efficient capture and treatment, the greenhouse gas emissions that are associated with its disposal to landfill. These benefits contribute to the aims of Policy 1 (Sustainable minerals and waste development). Enhanced digestion is a proven technology which also sits high up the waste hierarchy, as it is a successful method for the recycling of the digested by-product and avoiding landfill, in accordance with Policy 25 (Sustainable waste management). Through anaerobic digestion the proposal also offers other benefits such as recovering energy through electricity generation and producing valuable biofertilisers.
- 8.7. The proposal will result in the production of renewable energy, which will be used to help power the STW, with any surplus exported to the national grid. Saved policy A6 of the Basingstoke and Deane Adopted Local Plan 1996 – 2011 states that proposals will be permitted to generate energy from renewable sources provided that: “the proposal, including any associated transmission lines, buildings and access roads, has no significant adverse impact on the historic and natural landscape, landscape character, townscape or nature conservation interests, and the proposal has no adverse impact on the amenity of the area in respect of noise, dust, odour, and traffic generation...” Therefore, it is considered that the saved policy supports the principle of the proposed development.

#### Landscape and design

- 8.8. The scale and layout of the proposed development will be very similar to that of the existing STW, the site’s immediate surroundings. The most prominent features of the site are digester tanks and a cake storage barn, amongst small items of plant including tanks pipelines and kiosks. It should be noted that the more prominent features of the proposed development are located on the western side of the site, the side closest to the existing STW. Their location will ensure that the new development will, when viewed from external viewpoints, be seen as an integral part of the STW and not a separate

development. In addition, the use of dark green as a finish will assist in visually reducing the mass of the larger structures in the landscape when they are viewed against the backdrop of the trees and woodland located along the site boundaries to the north and east. Potential effects on the surrounding landscape are restricted by the existing landform and woodland, which limit visibility and connectivity with the surroundings. The long term residual effects (from approximately 10 years after completion) on views would be minimised by implementing a proposed landscape mitigation of new planting trees and shrubs typical of the area and sympathetic bunding to the north and east of the site. It is therefore considered that the proposal would not be visually intrusive due the surrounding structures, natural and proposed screening in place (Policy 13).

### Odour and noise

- 8.9. There have been concerns raised that the proposal will result in an odour problem, especially for the houses anticipated in the housing allocation (Policy SS3.9). However, the applicant has supplied an assessment with the application that considered the possibility of odour at the nearby receptors around the STW and the areas impacted by selected odour concentrations. The modelled domain covers an area of 2.7 km by 1.75 km and included several discrete points. This modelling demonstrated that compared to the current situation, there will be a slight reduction to the off-site odour impact. The installation of a new odour control unit (OCU) at the STW will enable the reduction in the level of odour experienced off-site. The OCU will treat air from the new import and sludge dewatering plant; it will be a two stage treatment system comprising of a first stage biological treatment process, followed by an activated carbon treatment stage. Activated carbon has been selected as the final treatment stage as it is the technology that typically provides the lowest outlet odour concentration discharge. The Environmental Health officer has not raised objection and the waste Authority is satisfied that potential odour has been dealt with appropriately and will not give rise to complaints from existing or new local neighbours. Furthermore, this issue will be regulated by the Environment Agency (EA) as part of their permitting regime. As such, a condition related to odour management is not considered necessary.
- 8.10. Old Basing and Lychpit Parish Council has sought clarification in respect of potentially harmful air emissions from the proposal. However, the proposed development is designed to maximise the usage of biogas, and prevent the release of any biogas to the atmosphere. The scheme is designed to operate so that the Combined Heat and Power (CHP) plant and new steam generation system productively utilises all the biogas produced on site. Biogas produced in the digesters is transferred to a gas holder which also acts as a storage point for any short term excess that maybe produced. In the event of an operational constraint with the CHP, and steam generation systems, excess biogas would be burnt via a waste gas burner so that unplanned releases to atmosphere would be minimised. This is the normal process for this operation and the STW already has a waste burner on site providing this function.

- 8.11. Noise has also been raised in objection letters but this is not expected to be a significant issue. The applicant provided a predictive operational noise assessment and it concluded that during the operational phase of the development, it is expected that the resulting plant rating noise level at nearby residential locations will either be equal to, or less than, the existing LA90 dB background noise levels for the area. As such, the predicted plant noise levels would not significantly contribute to noise levels at this location when compared with the level currently measured. The noise levels will be monitored and mitigation measures employed if necessary as part of the design process and permitting conditions imposed by the Environment Agency.
- 8.12. The proposal will not give rise to significant adverse amenity impacts as the odour, air emissions and noise will be at acceptable levels and mitigated where necessary (Policy 10).
- 8.13. It is also important to note that Policy 26 (Safeguarding- waste infrastructure) of the adopted HWMP requires Basingstoke and Deane Borough Council to have a duty to take in to account the location of this safeguarded site, and any potential impacts on it's operation, when processing and determining any non minerals or waste developments. This also means that the operations of the site will have been taken into consideration when planning developments in the vicinity.
- 8.14. Notwithstanding the above, the STW is governed by EA permits, and a permit application will need to be made for the proposal to be implemented. Any such development would be subject to environmental conditions, including those to control fugitive emissions and odour.

#### Flood risk

- 8.15. The application documents show that, as the proposed development treatment plant will be located on land that will not be affected under the 1 in 1000 year return period flood, the risk of flooding is low. With regards to the concerns that arise over the possibility of a spillage on site and thus the adequacy of the site drainage to deal with such an incident, the Flood Risk Assessment submitted in support of the application confirms that, as like the existing STW, the proposed development will be constructed on an area of impermeable hard standing and all of the surface water generated within the area will be returned to the head of the STW for treatment. It should be noted that the effluent discharged from Basingstoke STW to the River Loddon is treated to standards set by the EA and they have no objection to the application. The EA monitor the standard of the treated effluent discharged to the River Loddon, and this quality discharged to the River Loddon should not change as a result of the proposed development, Therefore, there is no significant flood risk or surface water increase as a result of the proposal (Policy 11) and the River Loddon will not be at risk of pollution (Policy 10).

## Highways

- 8.16. Whilst concerns have been raised by a number of representatives, there has been no objection raised by the Highways Authority, subject to a construction traffic management condition. The review of the local highway network undertaken within the submitted Transport Statement demonstrates that this additional traffic can be accommodated on the A33, without significantly impacting on the operation or safety of the network. Parking for the permanent use and temporarily during construction can be accommodated on the wider sewage treatment works site. The proposal is acceptable in highway terms (Policy 12).
- 8.17. It is considered that the proposal would be in accordance with the adopted Hampshire Minerals and Waste Plan (2013). The proposal will add to a valuable waste water facility in the north of Hampshire (Policy 25). Whilst technically in the Countryside (Policy 5), the ancillary development sits within an existing waste water site (Policy 29) and the proposed plant would be beneficial to the sustainable future of the existing waste water treatment works (Policy 1). It would not be visually intrusive due the surrounding structures and natural screening in place (Policy 13). The proposal will not give rise to significant adverse amenity impacts as the odour and noise levels will be acceptable and mitigated where necessary. There will be no pollution to the River Loddon due to appropriate drainage management practices and design on site (Policy 10). The proposal is acceptable in highway terms (Policy 12). There is no significant flood risk or surface water increase as a result of the proposal (Policy 11).

## **9. Recommendation**

- 9.1 That planning permission be **GRANTED** for an Enhanced Sludge Digestion Scheme with anaerobic digestion and thermal hydrolysis for the processing of indigenous and imported waste water sludge at Basingstoke Sewage Treatment Works, subject to the conditions listed in Integral Appendix B.

### Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Integral Appendix C – Annexe to Reasons for Conditions/Refusal

Appendix D - Location Plan

Appendix E – Landscaping Plan

Appendix F – Elevations Plan

Other documents relating to this application:

<http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=16769>

RefRpt/7151/KS

**CORPORATE OR LEGAL INFORMATION:****Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>OR</b>	
<b>This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:</b>	
The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.	

**Section 100 D - Local Government Act 1972 - background documents**

**The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)**

DocumentLocation

Planning application: 15/03425/CMA  
Construction of an Enhanced Sludge Digestion Scheme with anaerobic digestion and thermal hydrolysis for the processing of indigenous and imported waste water sludge

<http://www3.hants.gov.uk/mineralsandwaste/application-details.htm?id=16769>

## 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.

### Plans and Particulars

2. The development hereby permitted shall be carried out in accordance with the follow approved plans: **C725-A3-00020RevC, C725-A3-00022RevC, C725-A3-AB-00600RevD, C725-A3-00601RevA, C725-A3-AB-00602RevE, C725-A3-AB-00603RevB, C725-A3-AB-00603RevB, C725-A3-AB-11402RevA, C725-A3-AB-11403RevA, C725-A3-AB-12210RevA, C725-A3-AB-12211RevA, C725-A3-AB-12212RevA, C725-A3-AB-10001 RevB, K35357-104-1160RevP1, K35357-101-5360RevP1, XXXRevA, THP MCC1 Q16198, THP MCC2 Q16198, THP MCC3 Q16198**

Reason: For the avoidance of doubt and in the interests of proper planning.

### Tonnage

3. There shall be no more than 20,000 tonnes per annum of sewage sludge treated by the enhanced sludge digestion plant hereby permitted.  
A written record of tonnage entering the site associated with the permission hereby granted shall be kept onsite and shall be made available to the Waste Planning Authority for inspection upon request.

Reason: In the interest of the amenity in accordance with Policies 10 (Protecting health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

### Hours of Working

4. No heavy goods vehicles shall enter or leave the site except between the following hours: 0730-1600 Monday to Friday. There shall be no working on Saturdays, Sundays or recognised public holidays.

Reason: In the interests of local amenity in accordance with Policies 10 (Protecting health, safety and amenity) and 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

### Landscape

5. Within 12 months of development commencing a detailed scheme of landscaping for the perimeter of the site and a detailed plan of the bund to the east of the site shall be submitted to the Waste Planning Authority for approval in writing. The landscaping scheme shall specify

- the types, size and species of all trees and shrubs to be planted;
- details of all trees to be retained;
- details of rabbit/deer proof fencing/enclosure of the site,
- phasing and timescales for carrying out the works,
- and provision for future maintenance.

Any trees or shrubs which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The plan for the bund shall include:

- Height of final bund
- Width of final bund
- Gradients – with as natural formation as possible
- A cross section would be useful showing the bund in relation to the approved development.

The scheme shall be implemented as approved.

Reason: In the interests of visual amenity in accordance with Policies 10 (Protecting health, safety and amenity) and 13 (High quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

### **Materials**

6. Samples and/or details of the materials and finishes to be used for the external walls and roofs of the proposed buildings and plant shall be submitted to and approved by the Waste Planning Authority prior to commencement of the development. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and to secure a high quality development in accordance with Policies 10 (Protecting health, safety and amenity) and 13 (High quality design of minerals and waste developments) of the Hampshire Minerals & Waste Plan (2013).

### **Protection of Water Environment**

7. All areas where waste is stored, handled or transferred shall be underlain by impervious hard-standing with dedicated drainage to foul sewer or sealed tank.

Reason: To prevent pollution of the water environment in accordance with Policy 10 (Protecting health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

## Lighting

8. All lighting shall be downwards facing and directed by cowlings with measures to prevent light pollution.

Reason: In the interests of visual highway safety in accordance with Policy 10 (Protecting health, safety and amenity) of the Hampshire Minerals & Waste Plan (2013).

## Highways

9. A Construction Traffic Management Plan, including lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction shall be submitted to and approved by the Waste Planning Authority in writing before development commences. The agreed details shall be fully implemented before the development is commenced.

Reason: In the interests of highway safety in accordance with Policy 12 (Managing traffic) of the Hampshire Minerals & Waste Plan (2013).

## Advisory

In determining this planning application, the Waste Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the agent. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

*Annexe to Reasons for Conditions/Refusal  
(as required by Article 31 of the Town and Country Planning  
(Development Management Procedure) (England) Order  
2010)*

**Hampshire Waste and Mineral Plan (Adopted 2013)**

**Policy 1 – Sustainable minerals and waste development**

The Hampshire Authorities will take a positive approach to minerals and waste development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Minerals and waste development that accords with policies in this Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the proposal or the relevant policies are out of date at the time of making the decision, the Hampshire Authorities will grant permission unless material considerations indicate otherwise – taking into account whether:

Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

Specific policies in that Framework indicate that development should be restricted.

**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: It is a time-limited mineral extraction or related development; or The nature of the development is related to countryside activities, meets local needs or requires a countryside or isolated location;

Or 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 10 – Protecting public health, safety and amenity.**

Minerals and waste development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. Minerals and waste development should not: Release emissions to the atmosphere, land or water (above appropriate standards); Have an unacceptable impact on human health; Cause unacceptable noise, dust, lighting, vibration or odour; Have an unacceptable visual impact; Potentially endanger aircraft from bird strike and structures; Cause an unacceptable impact on public safety safeguarding zones; Cause an unacceptable impact on: Tip and quarry slope stability; or Differential settlement of quarry backfill and landfill; or Subsidence and migration of contaminants; Cause an unacceptable impact on coastal, surface or groundwaters; Cause an unacceptable impact on public strategic infrastructure;

Cause an unacceptable cumulative impact arising from the interactions between minerals and waste developments, and between mineral, waste and other forms of development.

The potential cumulative impacts of minerals and waste development and the way they relate to existing developments must be addressed to an acceptable standard.

### **Policy 11 – Flood risk and prevention**

Minerals and waste development in areas at risk of flooding should:

- a. Not result in an increased flood risk elsewhere and, where possible, will reduce flood risk overall;
- b. Incorporate flood protection, flood resilience and resistance measures where appropriate to the character and biodiversity of the area and specific requirements of the site;
- c. Have site drainage systems designed to take account of events which exceed the normal design standard;
- d. Not increase net surface water run-off; and
- e. If appropriate, incorporate Sustainable Drainage Systems to manage surface water drainage, while whole-life management and maintenance arrangements.

### **Policy 12- Managing Traffic**

Minerals and waste development should have a safe and suitable access to the highway network and where possible minimise the impact of its generated traffic through the use of alternative methods of transportation such as sea, rail, inland waterways, conveyors, pipelines and the use of reverse logistics. Furthermore, highway improvements will be required to mitigate any significant adverse effects on: highway safety; pedestrian safety;

Minerals and waste development should have a safe and suitable access to the highway network and where possible minimise the impact of its generated traffic through the use of alternative methods of transportation such as sea, rail, inland waterways, conveyors, pipelines and the use of reverse logistics. Furthermore, highway improvements will be required to mitigate any significant adverse effects on: highway safety; pedestrian safety; highway capacity; and environment and amenity.

### **Policy 13 – High-quality design of materials and waste development**

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 25 – Sustainable Waste Management**

The long-term aim is to enable net self-sufficiency in waste movements and divert 100% of waste from landfill. All waste development should:

- a. encourage waste to be managed at the highest achievable level within the waste hierarchy; and
- b. reduce the amount of residual waste currently sent to landfill; and
- c. be located near to the sources of waste, or markets for its use; and / or

d. maximise opportunities to share infrastructure at appropriate existing mineral or waste sites.

The co-location of activities with existing operations will be supported, where appropriate, if commensurate with the operational life of the site, and where it would not result in intensification of uses that would cause unacceptable harm to the environment or communities in a local area (including access routes), or prolong any unacceptable impacts associated with the existing development. Provision will be made for the management of non-hazardous waste arisings with an expectation of achieving by 2020 at least:

- 60% recycling; and
- 95% diversion from landfill.

### **Policy 27 – Capacity for waste management development**

In order to reach the objectives of the Plan and to deal with arisings by 2030 of:

- 2.62mtpa of non-hazardous waste;
- 2.49mtpa of inert waste;
- 0.16mtpa of hazardous waste.

The following minimum amounts of additional waste infrastructure capacity are estimated to be required:

- 0.29mtpa of non-hazardous recycling capacity; and
- 0.39mtpa of non-hazardous recovery capacity; and
- 1.4mt of non-hazardous landfill void.

Proposals will be supported where they maintain and provide additional capacity for non-hazardous recycling and recovery through:

- a. the use of existing waste management sites; or
- b. extensions to suitable sites:
  - that are ancillary to the operation of the existing site and improve current operating standards, where applicable, or provide for the co-location of compatible waste activities; and
  - which do not result in inappropriate permanent development of a temporary facility and proposals for ancillary plant, buildings and additional developments that do not extend the timescale for completion of the development; or
- c. extension of time to current temporary planning permissions where it would not result in inappropriate development; or
- d. new sites to provide additional capacity (see Policy 29 - Locations and sites for waste management).

### **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.

**Policy 31 – Liquid waste and waste water management**

Proposals for liquid waste management will be supported, in the case of waste water or sewage treatment plants where:

- a) There is clearly demonstrated need to provide additional capacity via extensions or upgrades for waste water treatment, particularly in planned areas of major new development; and
- b) They do not breach either relevant 'no deterioration' objectives or environmental quality standards; and
- c) Where possible (subject to relevant regulations), they make provision for the beneficial co-treatment of sewage with other wastes and biogas is recovered for use as an energy source in accordance with Policy 28 (Energy recovery development):

And in the case of other liquid waste treatment plants:

- d) They contribute to the treatment and disposal of oil and oil/water mixes and leachate as near as possible to its source, where applicable.