

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	30 June 2010
Title:	Applicant: Basingstoke Skip Hire and Southern Waste Management Change of use from waste paper recycling to Biomass Plant (sui generis) for the importation of wood waste (biomass) for the purpose of providing electricity (750 kilowatt) to the national grid at former SCA Building and yard, Armstrong Road, Basingstoke RG24 8NU (Application No: BDB/72250) (Site Ref: BA161)
Reference:	1801
Report From:	Head of Planning and Development

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1. Executive Summary

- 1.1. The proposal is to install a 4800 kilowatt thermal biomass plant within the existing industrial building. The plant would provide 750 kilowatt of electricity to the national grid via an existing substation to the north of the site. The plant also has the capability of providing heat for use in nearby properties and businesses. The waste wood for the biomass plant would come from the applicants waste recycling and transfer facility at Wade Road, Basingstoke. About 12,000 tonnes of waste wood is currently chipped at Wade Road, and then transported to Slough for use in the Slough CHP Plant, the proposal is to use this material in a new plant at Armstrong Road.
- 1.2. The site is within an industrial estate and the neighbouring properties are in industrial/commercial use. The nearest houses to the east are at Lychpit, Old Basing, about 240 metres from the site. There are also houses to the south at Cowdery Heights about 220 metres from the site.
- 1.3. The principle of using waste chipped wood in a biomass plant to generate power is in accordance with national and local planning policy. The location of the plant within an existing industrial building, located within an industrial estate, is also in principle in accordance with planning policy. The issues are therefore the details of this particular proposal, and whether they are acceptable in terms of the local environment, and in particular the potential

impact for the nearest housing areas in Lychpit and Old Basing and neighbouring businesses. The main issues are air quality, noise, lorry traffic and visual impact.

- 1.4. It is considered that the proposal would be in accordance with the development plan in that it accords with the policies of the Hampshire Minerals and Waste Core Strategy. Policy S7 supports energy recovery from waste biomass, DC13 supports waste management within an industrial building, while DC3, 6 and 8 addresses air quality, noise, visual character, highway safety and convenience impacts that are considered acceptable.
- 1.5. Moreover the emerging Policy LCF 14 in the draft Planning Policy Statement (PPS) on renewable and low carbon energy generation is a material consideration which is supportive of the application.

2. Site

- 2.1. The application site, as shown on the attached plan, comprises an industrial building and outside yard on the industrial estate at Armstrong Road, totalling an area of 0.4 hectares. The building occupies about a quarter of the site and measures about 31 metres by 30 metres by eight metres high. The yard is enclosed by five metre high metal fencing. Access to the site is from Armstrong Road. The site was previously used by SCA for waste paper sorting and baling as part of their waste paper recycling operations.
- 2.2. The site is within an industrial estate and the neighbouring properties are in industrial/commercial use. The nearest houses to the east are at Lychpit, Old Basing, the nearest being about 200 metres from the edge of the application site and about 240 metres from the building containing the plant and the stack. There are also houses to the south at Cowdery Heights about 220 metres from the site on the other side of the railway. The Hampshire Clinic is also about 250 metres to the south.
- 2.3. The River Loddon and Basing Fen with associated areas of nature conservation interest are about 550 metres to the south east of the site.

3. Proposal

- 3.1. The application is for a change of use from waste paper recycling to a biomass plant (sui generis) for the importation of wood waste (biomass) for the purpose of providing electricity (750 kilowatt) to the national grid.
- 3.2. The proposal is to install a 4800 kilowatt thermal biomass plant within the existing building. The plant would provide 750 kilowatt of electricity to the national grid via an existing substation to the north of the site. The plant also has the capability of providing heat for use in nearby properties and businesses. The waste wood for the biomass plant would come from the applicant's waste recycling and transfer facility at Wade Road, Basingstoke. About 12,000 tonnes of waste wood is currently chipped at Wade Road, and

then transported to Slough for use in the Slough CHP Plant. The proposal is to use the chipped wood in the proposed plant instead.

- 3.3. The floor of the building would be excavated to construct a wood fuel store capable of holding about five days fuel supply. Lorries transporting the chipped waste wood would tip within the building and a mechanical shovel would load the waste wood into the fuel store. The fuel would be delivered by conveyor to the combustion chamber for primary combustion at 800 degrees Celsius in a low oxygen environment, the resultant ash and heavy metals would be removed for disposal off site. About 250 tonnes per year (2% of the inputs) of ash would result, the applicant is carrying out independent laboratory tests with a view to using the ash rather than landfill. The ash would be collected in a skip for removal off site. The remaining carbons would then be transferred to a secondary combustion chamber as a gas where it would be fed with oxygen to be combusted at very high temperatures (1250 degrees Celsius plus), the hot gases then being blown through a heat exchanger and driving high speed turbine to generate electricity. Waste heat from the process would be used for fuel drying and available as thermal energy for neighbouring businesses. The pollution control measures to be taken for the emissions include bag filters and scrubbers to remove pollutants and a multicyclone to remove particulates and a smoke filter prior to discharge via the stack.
- 3.4. In terms of the external visual impact, a stack would be erected alongside the building, measuring 13.5 metres high with a diameter of one metre. There would also be ventilation louvres installed in the side wall for the coolers within the building.
- 3.5. In relation to lorry traffic the proposal to take 12,000 tonnes of waste wood to the site would generate four lorry movements per day (two in two out). The previous use of the site generated about 1600 lorry movements (800 in, 800 out) in the three months between April and June 2009. The proposed use would generate about 300 movements (150 in 150 out) over a three month period, a significant reduction. The proposal would replace the current transportation of chipped waste wood to Slough, and so avoid the need for a 64 mile round trip. In addition to the Biomass Plant within the building, the outside yard would continue to be used for storing and transferring paper and card and waste recycling, as well as vehicle manoeuvring and parking.
- 3.6. The delivery and handling of the waste wood, and the outside activities at the site would be restricted to 0700 to 1800 Monday to Friday and 0700 to 1300 Saturday. However the Biomass plant itself would operate continuously as it is fully automated.
- 3.7. The proposal has been screened under the Environmental Impact Assessment Regulations 1999, which concluded that taking into account the advice in Circular 02/99, the scale of the proposal, location within an existing building on an industrial estate, and its characteristics would not have significant effects on the environment and therefore was not an EIA development. However it is necessary for the necessary environmental

information to be submitted to be able to assess the proposals.

Consequently the application is accompanied by a planning statement, an Environmental Noise Survey and Plant Noise Assessment, an Environmental Information for Wood Fuel Plant report (including air quality), Technical Information for proposed Wood Fuel Plant and an Atmospheric Dispersion Modelling of Emissions from a Biomass Power Plant at Armstrong Road, Basingstoke report.

3.8. The Environmental Noise Survey and Plant Noise Assessment states that the standard adopted is that noise arising from fixed plant installations should not cause an increase in the existing minimum background noise levels (LA90) at the nearest houses, which means that the noise from the plant should be at least 5dB(A) below the minimum background level. This noise level has been calculated as being 38.8 dBLAeq day time (0700 to 2300) and 37.3 dBLAeq night time. The report concludes that noise at the houses from sources within the plant enclosure would be 26dB(A) and so be within this level. However, noise from the boiler flue exhaust, outside the building, at 50dB(A) would be above this level without further mitigation. By providing a suitable exhaust silencer to reduce the noise the required level can be met. With regard to neighbouring businesses and commercial uses a maximum level of 50dB(A) at the façade is identified as an acceptable level. This level would be met for noise from sources within the plant enclosure for premises to the east and south, but not for the offices to the west without further mitigation. In addition, noise from the boiler flue exhaust (referred to in relation to noise at houses) would also be above the 50 dB(A) level without further mitigation. Noise mitigation is proposed in the form of an exhaust silencer within the flue duct, wall and ceiling cladding within the cooling tower plant area and acoustic attenuation to the ventilation louvres in the cooling tower plant area which would meet the 50dB(A) level.

3.9. Atmospheric Dispersion Modelling of Emissions from a Biomass Power Plant at Armstrong Road, Basingstoke report states that the model was based on a worst case assessment that pollutant release was at maximum emission limit values (ELVs) specified by the EC Waste Incineration Directive (WID). The model predicted that the most significant pollutant associated with emissions was likely to be oxides of nitrogen (NOx). Taking into account the proposed technology there would be a medium increase with a likely negligible impact on local air quality. The report states that:

‘In terms of the UK Pollution banding and index system, air quality in terms of NO₂ would be described as being in the “**low**” band, with an “**index**” of 1 at the nearest residential properties. This means that air quality would be classified as being good, and the associated health descriptor would be that “*Effects are unlikely to be noticed even by individuals who know they are sensitive to air pollutants*”. Similar conclusions can be drawn for the other WID pollutants considered in the assessment.’

3.10. Regarding SO₂ (Sulphur Dioxide) the impact was assessed as being insignificant. The assessment concluded there would be a negligible impact on air quality associated with the atmospheric release of particulates.

Emissions of all other pollutants considered were predicted to have an insignificant impact on local air quality in relation to the Environment Agency significance thresholds. The overall conclusion from the atmospheric dispersion modelling study is that the proposed plant is likely to have a low impact on air quality at nearby residential receptors. The report also concludes the facility will be regulated by the Environment Agency in relation to conditions imposed by an Environmental permit, that will ensure that it is operated in a safe and environmentally acceptable manner at all times, with minimal risk to the environment or the health of people living and working nearby.

4. Development plan

- 4.1. Hampshire Portsmouth Southampton and New Forest National Park Minerals and Waste Core Strategy (2007) Policies S5 (Capacity Requirements for Recycling, Composting and Recovery and Treatment), S7 (Specialist facilities), DC3 (Impact on Landscape and Townscape), DC6 (Highways), DC8 (Pollution, health, quality of life and amenity) and DC13 (Waste Management and Recycling) are relevant.
- 4.2. The emerging Policy LCF 14 in the draft Planning Policy Statement (PPS) on renewable and low carbon energy generation is relevant and states:

‘Local Planning Authorities should ensure their development management does not prevent, delay or inhibit proposals for renewable and low carbon energy and associated infrastructure....’.....expect applicants to have taken appropriate steps to mitigate any adverse impacts through careful consideration of location, scale, design and other measures, including...noise impacts...’

5. Consultations

- 5.1. **Basingstoke and Deane Borough Council** raise no objection.
- 5.2. **Basingstoke and Deane Borough Council Environmental Health Officer** has reviewed the Environmental Noise Survey and Plant Noise Assessment report, as amended, and recommends a condition to ensure that noise mitigation work is completed. Also confirms agreement with the methodology and conclusions of the Atmospheric Dispersion Modelling of Emissions from a Biomass Power Plant at Armstrong Road Basingstoke report, as amended.
- 5.3. **Environment Agency** assessed application as having a low environmental risk.
- 5.4. **Highway Authority** comments that the proposal retains the existing access arrangements and parking and notes that the Planning Support document indicates that there would be a reduction in the overall traffic movements compared to the previous use, and refers to the following points:

- (i) the previous use was unrestricted in terms of hours;
- (ii) in the three months between April and June 2009 the previous use generated a total of 1600 HGV movements (800 in each direction), it is anticipated the proposed use would result in 300 HGV Movements (150 in each direction) per quarter (three months);
- (iii) currently wood chips are transported from the applicants site at Wade Road to Slough, and would now be diverted to the proposed site reducing the impact on the wider road network.

Conclusion is that there would be no detrimental impact upon the highway network as a result of the proposals and therefore raise no highway objection.

5.5. Old Basing and Lychpit Parish Council comment:

- (i) accept the fact that current traffic movements would be no more than they are;
- (ii) do not feel that noise pollution would be a problem;
- (iii) in view of the fact that used pallets and other second hand material will be chipped, we are very concerned about potential toxic emissions in the atmosphere because this wood may have been treated with various substances, lead paint and creosote in particular. We would like to be assured that the Environment Agency, before issuing a permit will be looking very carefully into these matters and if a permit was to be issued by the Environment Agency we would like a condition imposed that the Agency conduct periodic test on emissions. We were also concerned that the facility might be expanded at some point and need to be satisfied that adequate safety measures are in place if accidents occur. It was suggested that this facility might be best located with the incinerator in Chineham, due to the above factors.

5.6. Chineham Parish Council comment they would like to know what standards are being set regarding pollution control and how this will be monitored.

5.7. Councillor Mrs Still comments 'whilst I am generally in favour of Biomass Plants which produces renewable energy I cannot support this application and my reasons being....

- (i) too close to residential dwellings;
- (ii) i am very concerned about any toxic material which the wooden pellets may have on them prior to incineration which may cause air pollution (given the pallets will be coming from construction sites);
- (iii) issues related to storage of ash and removal of ash;
- (iv) I am very concerned that the plant is to be operated UNATTENDED both at night and during weekends during which time it will be remotely operated;

- (v) HGV movements from the Wade road site to the proposed site is also of concern. HGVs will not be able to return from the plant using the same access route and the return route will take them very close to residential areas.'

5.8. **Councillor Mrs Frankum** has been informed.

6. Representations

6.1. There have been 70 letters received from local residents commenting on the proposals. Four letters support the proposal (being in support of renewable energy) and 66 letters oppose the application.

6.2. The objections are on the following grounds;

- (i) incorrect and inaccurate information provided in the planning application documents and supporting reports;
- (ii) the proposal should have had an Environmental Assessment under the Environmental Impact Assessment Regulations;
- (iii) proposed plant too close to housing;
- (iv) adverse impacts from the lorry traffic to and from the site. Concern at use of Swing Swang Lane and junction with Armstrong Road;
- (v) concern at the consultation and publicity carried out for the application;
- (vi) concern about pollution, in particular that the emissions would adversely affect air quality and consequently there would be potential health impacts. Specific objection that emissions will exceed Waste Incineration Directive and Environmental Permitting Regulation 2010 limits in relation to Nitrogen Oxide and Carbon Monoxide ;
- (vii) concern about smoke, smell and dust from proposed plant;
- (viii) proposal has a very low efficiency in relation to power generation and has a very poor carbon footprint;
- (ix) noise levels would be excessive for residents of housing in Lychpit and Old Basing particularly as plant would operate continuously;
- (x) proposal would devalue property values;
- (xi) safety, as the plant would be unmanned at night and only monitored remotely;
- (xii) plant should be located next to existing incinerator at Chineham;

- (xiii) potential pollution from the site affecting the River Loddon and Basing Fen, which have nature conservation importance.

6.3. Countrywatch comment that there are a number of aspects not covered, and the application should not be approved at this stage. These aspects include feedstock which would include contaminated wood, concern that site would be unmanned outside normal working hours, dust and particulates, noise, ash disposal and concern at emissions. Recommend if application approved a panel should be set up to fulfil a similar function to the panel for the Chineham Incinerator.

7. Site Visit

- 7.1. Fifteen Members of the Committee, Councillors Mrs Bailey, Beagley, Broadhurst, Carter, Cooper, Hockley, Joy, Neal, Pearce, Mrs Porter, Price, Wall, West and Mrs Wheale, with Councillor McIntosh in the Chair, undertook a Site Visit on Monday 14 June to view the site which is the former SCA building/yard and its and surrounding area. Councillor Mrs Still also attended this visit as the Local Member of nearby residents who had objected to the proposals.
- 7.2. It was confirmed that a proposal had been received to change the use of the site from waste paper recycling to biomass plant for the importation of wood waste for the purpose of providing electricity to the national grid.
- 7.3. It was also confirmed that at the moment the wood was chipped at a nearby site in Wade Road and then transported to Slough. Currently 12,000 tonnes of wood chip is chipped a year, the proposal is to take it to the Armstrong Road site instead and this would equate to approximately four artic lorry movements going to and from the site each day.
- 7.4. The site would change little visually, with only two changes visible from the outside of the main building. Firstly, a stack would be erected on one side of the building, measuring 13.5 metres high and one metre diameter. On the other side of the building, ventilation louvres would be installed for coolers inside the building. All activity related to the plant would take place within the building, the outside yard would continue to be used primarily for waste storage.
- 7.5. Members were told that there had been interest from other companies in the heat produced from the site, but no conclusive arrangements had taken place yet. It was confirmed that if a deal was to be made, then the subsequent pipe work required was unlikely to require planning permission.
- 7.6. The ash collected at the site would be transferred directly from the plant into a skip, and then would be taken off site for use in compost or landfill.

- 7.7. It was confirmed that the nearest residents to the west were about 240 metres away from the proposed plant, across the main road, Swing Swang Lane, behind a row of trees. So far 55 representations had been received opposed to the proposals, with four representations in support. The sites immediately surrounding the building and yard were in industrial/commercial use and one letter of objection had been received from a local business.
- 7.8. Members requested more information on storing the ash, the noise that may be generated from the plant and stack and also the proposed vehicle movements compared to those from the previous use of the site.

8. Commentary

- 8.1. The principle of using waste chipped wood in a biomass plant to generate power is in accordance with national planning policy and the development plan. The location of the plant within an existing industrial building, located within an industrial estate accords with policy DC13 (Waste Management etc).
- 8.2. The issues are therefore the details of this particular proposal, and whether they are acceptable in terms of the local environment, and in particular the potential impact for the nearest housing areas in Lychpit and Old Basing. These main issues are air quality, noise, lorry traffic and visual impact.
- 8.3. A major concern raised by local residents and Old Basing and Lychpit Parish Council concerns the potential impact of the emissions on local air quality. An Air Quality Assessment report was requested, and has been submitted. The methodology and conclusions of the report, as amended, have been agreed by Basingstoke and Deane Borough Council's Environmental Health Officer. The conclusions of the report are that the plant would meet the standards and requirements of the EC Waste Incineration Directive (WID), these standards have been set to ensure no adverse health impacts from these plants. In addition it is relevant that this plant will require an Environmental Permit from the Environment Agency before it can operate. The Environmental Permit sets the emission standards and operational requirements to ensure emissions are within permitted levels. Concern has been raised by local residents about the competence of the control of the plant, as it would operate continuously and it is proposed to be unmanned out of normal working hours and monitored remotely. The capability and competence of the operator, the adequacy and suitability of the plant monitoring and control are issues that will be considered by the Environment Agency when assessing the application for an Environmental Permit. Unlike the planning permission, which runs with the land, the Environmental permit is specific to the operator. The Air Quality Assessment report concluded that the plant would meet the required standards and is likely to have a low impact on air quality, commenting that air quality at the housing areas would be good. The Air Quality Assessment was based on the use and volume of waste wood specified in the application, consequently it would be appropriate to include a condition to restrict the inputs to the levels which were assessed.

Concern has also been raised about potential pollution to water resources from pollutants leaching from the site. The existing site is concrete surfaced, and it is noted that the Environment Agency assess the application as being of low environmental risk.

- 8.4. Concerns have been raised about the noise generation from the proposals, particularly as the biomass plant would operate on a continuous basis through the night. The noise assessment report has set out the noise levels which should be met for both the housing and neighbouring industrial areas. The report has concluded that there is the need for further mitigation for the boiler flue exhaust to meet the standards at the houses. Similarly the noise limit for neighbouring businesses can be met provided there is additional mitigation to the boiler flue exhaust and within the building. The Environmental Health Officer at Basingstoke and Deane Borough Council has reviewed the noise information, and the report has been amended to take into account these comments. The noise limits and the additional mitigation can be required by planning condition, as recommended by the Environmental Health Officer, to ensure the noise levels are within acceptable standards for both the housing and commercial areas. In the light of this evidence the application accords with the Core Strategy policy DC8 (Pollution etc).
- 8.5. The fuel for the proposed plant would be waste wood, chipped at the applicant's site at Wade Road, Basingstoke. Therefore, the lorry traffic is primarily the movement of chipped wood between the sites. This would involve two loads per day and would use existing main roads. Concern has been raised about the use of Swing Swang Lane, which also serves the housing areas of Lychpit and Old Basing. The Highways Authority has raised no objection on the basis that there would not be an increase in traffic above previous levels, and in any event there was no traffic restriction on the previous use nor the other uses on the industrial estate. The roads are suitable for the traffic. In addition it is also relevant to take into account that currently waste wood is chipped at Wade Road, in accordance with their planning consent, and shipped to Slough for use in the Slough CHP plant a round trip of 64 miles. This proposal would replace these movements with the short distance to Armstrong Road which would be environmentally beneficial in reducing the impact of the lorry traffic. Accordingly the application accords with policy DC6 (Highways).
- 8.6. The proposed plant would be within the existing industrial building. The visual impact of the proposals would be limited to the 13.5 metre high stack and ventilation louvres in the western façade. Whilst the stack would rise above the building it is not considered that it would be visually intrusive. Other than the stack there would be no noticeable change to the external appearance of the building or site. There is therefore accordance with policy DC3 (Landscape etc).
- 8.7. In conclusion it is appreciated that the application has raised a lot of concern and it is right that the issues by the public should be properly scrutinised. However, all the evidence, including advice from consultees, does not support any planning grounds for refusal of permission. Moreover, emerging

national guidance on renewable energy supports the proposal. It also noted many of the public concerns are matters that should be addressed by the Environmental Permit that would have to be issued after an appropriate assessment by the Environment Agency before the site could operate. On this basis permission is recommended.

9. Recommendation

- 9.1. That planning permission for a change of use from waste paper recycling to Biomass Plant (sui generis) for the importation of wood waste (biomass) for the purpose of providing electricity (750 kilowatt) to the national grid at former SCA Building and yard, Armstrong Road, Basingstoke RG24 8NU (Application No: BDB/72250), be granted subject to the planning conditions in Integral Appendix B.

Links to the Corporate Strategy

Hampshire safer and more secure for all:	yes
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	no
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	

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.)

<u>Document</u>	<u>Location</u>
Change of use from waste paper recycling to Biomass Plant (sui generis) for the importation of wood waste (biomass) for the purpose of providing electricity (750 kilowatt) to the national grid at former SCA Building and yard, Armstrong Road, Basingstoke RG24 8NU (Application No: BDB/72250) (Site Ref: BA161)	Planning and Development Environment Department Elizabeth II Court West The Castle Winchester

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.

Waste type

2. The only biomass to be used in the plant shall be chipped waste wood, and the volume of chipped waste wood shall not exceed 12,000 tonnes per year.

Reason: The assessment of impacts has been on the basis of specific quantity and type of biomass.

3. No chipped waste wood shall be tipped or stored outside the building, all other waste brought to the site shall only be stored in the waste sorting area as shown on Block Plan received 26 May 2010 unless otherwise agreed in writing by the Waste Planning Authority.

Reason: In the interests of the amenity of the area.

Hours of Working

4. Unless otherwise agreed in writing by the Waste Planning Authority no heavy goods vehicles shall enter or leave the site and no fixed or mobile plant or machinery, other than the Biomass Power Plant, shall be operated except between the following hours: 0700-1800 Monday to Friday and 0700-1300 Saturday. There shall be no working on Sundays or recognised public holidays.

Reason: In the interests of local amenity.

Noise, Dust and Odour

5. Noise once site is operational shall not exceed a noise level of 38.8 dBLAeq between 0700 and 2300 hours and 37.3 dBLAeq at all other times when measured at the façade of residential premises and shall not exceed 50 dBLAeq when measured at the nearest commercial premises

Reason: To prevent noise disturbance to residents and neighbouring commercial premises.

6. Prior to commissioning the plant the noise mitigation scheme as detailed in NOICO Environmental Noise Survey and Plant noise Assessment Reference: 300228/Issue C dated 24 May 2010 shall be implemented. The mitigation scheme shall be maintained in accordance with the details unless otherwise agreed in writing by the Waste Planning Authority.

Reason: To ensure that the building, structures and plant are adequately soundproofed in the interests of the amenities of the occupants of the nearby premises and residents.

7. Prior to commissioning the plant an Environmental Management Scheme for the control of dust and odour at the site shall be submitted to the Waste Planning Authority for approval in writing. The Scheme shall be implemented as approved for the duration of the site's operation.

Reason: In the interests of local amenity.

Materials

8. The materials to be used in the alterations of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the existing building unless otherwise agreed in writing by the Waste Planning Authority.

Reason: In the interests of visual amenity.

Highways

9. The plant shall not be commissioned until the vehicle parking, turning and loading area has been marked out and that area shall not thereafter be used for any purpose other than parking, loading and unloading of vehicles, unless otherwise agreed in writing by the Waste Planning Authority.

Reason: In the interests of highway safety.

Protection of Water Environment

10. 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.

Note to applicant

The proposed plant will require an Environmental Permit from the Environment Agency before it can operate.

*Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)*

**Hampshire Portsmouth Southampton and New Forest National Park
Minerals and Waste Core Strategy (2007)**

**S5 - Capacity Requirements for Recycling, Composting and Recovery and
Treatment**

Waste management capacity (including specialist facilities as detailed in Policy S7) will be provided in the period to 2020, as follows:

Recycling and Composting – facilities for the reception, storage, segregation and processing of 1.86 million tonnes a year of municipal, commercial and industrial waste (and associated bulking-up, transfer and contingency storage facilities);

Recovery and Treatment - facilities for the reception, storage and treatment of 0.93 million tonnes a year of municipal, commercial and industrial waste (and associated bulking-up and transfer facilities).

S7 - Specialist Facilities

Hazardous waste management capacity will be increased by reviewing and revising the capacity and potential of existing treatment and landfill sites.

Provision will be made for the following specialist waste operations:

- a. Biological processing, capable of handling 385,000 tonnes a year of biowaste, and
- b. Soil Hospitals (for remediation of contaminated soils) capable of treating 35,000 tonnes a year, and
- c. Recycling (or Treatment) of Air Pollution Control Residues capable of handling at least 20,000 tonnes a year, and
- d. Energy Recovery from Waste Biomass (inc. Wood) capable of handling a minimum of 50,000 tonnes a year of contaminated waste wood, and
- e. If needed, disassembly plants capable of handling 35,000 tonnes a year of waste electrical equipment, and
- f. Facilities on farms for the storage/processing and recycling of farm waste, and
- g. If needed, expansion of existing sites or new sites for the treatment of sewage and trade effluent.

DC3 - Impact on Landscape and Townscape

Minerals and waste development will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the

need to maintain and enhance, the distinctive character of the landscape or townscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed.

DC6 - Highways

Major mineral extractions, landfills and 'strategic' recycling, aggregate processing and recovery and treatment facilities, will be permitted provided they have a suitable access to and/or route to the minerals and waste lorry route as illustrated on the Key Diagram.

In all cases, minerals and waste development will only be permitted if it pays due regard to the likely volume and nature of traffic that would be generated by the proposal and the suitability of the proposed access to the site and of the road network that would be affected. Consideration should be given to highway capacity, road and pedestrian safety, congestion and environmental impact, and whether any highway improvements are required and whether these could be carried out satisfactorily without causing unacceptable environmental impact.

DC8 - Pollution, health, quality of life and amenity

Minerals and waste development will only be permitted if due regard is given to the pollution and amenity impacts on the residents and users of the locality and there is unlikely to be an unacceptable impact on health and/or the quality of life of occupants of nearby dwellings and other sensitive properties. Where necessary minerals and waste developments should include mitigation measures, such as buffer zones between the site and such properties.

DC13 - Waste Management and Recycling (including Aggregate Recycling Facilities)

Waste management developments (excluding landfill) will be permitted provided that the site:

- a. Is identified as a site, or within an area suitable for waste management uses, in the Hampshire Waste Management Plan or Minerals Plans, or
- b. Re-uses/redevelops previously developed land and/or redundant agricultural and forestry buildings (including their curtilages), or
- c. Is within a planned area of large-scale development, or
- d. Is on employment land, preferably co-located with complementary activities, and
- e. Has good access to, the minerals and waste lorry route as shown on the Key Diagram, and where possible, the site enables the use of water-borne and rail freight, and
- f. In the case of recovery and treatment sites, incoming waste shall be subject to pre-treatment, either on or off site to maximise the potential for recycling, and where technically possible, energy will be generated and used and the by-products, including heat, will be reused or recycled, and

- g. In the case of sites providing public access, the site shall be accessible for use by disabled people.

Draft Planning Policy Statement (PPS) on renewable and low carbon energy generation (March 2010)

Draft Combines and updates the existing planning policy statements on climate change (PPS1 supplement) and renewable energy (PPS22).

Policy LCF 14: Renewable and low carbon energy generation

LCF14.1 Local planning authorities should ensure their development management does not prevent, delay or inhibit proposals for renewable and low carbon energy, and associated infrastructure, which could be permitted having regard to the objectives and policies in this PPS.

LCF14.2 In determining planning applications for the development of renewable or low carbon energy, and associated infrastructure, local planning authorities should:

- (i) expect applicants to have taken appropriate steps to mitigate any adverse impacts through careful consideration of location, scale, design and other measures, including through ensuring all reasonable steps have been taken, and will be taken, to minimise noise impacts;
- (ii) give significant weight to the wider environmental, social and economic benefits of renewable or low-carbon energy projects whatever their scale, recognising that small-scale projects provide a valuable contribution to cutting greenhouse gas emissions, and not reject planning applications simply because the level of output, or number of buildings supplied, is small;
- (iii) not require applicants for energy development to demonstrate the overall need for renewable or low-carbon energy;
- (iv) expect developers of decentralised energy to support the local planning approach for renewable and low-carbon energy set out in the local development framework and, if not, provide compelling reasons consistent with this PPS to justify the departure; but, otherwise, not question the energy justification for why a proposal for renewable and low carbon energy must be sited in a particular location;
- (v) not refuse planning permission for a renewable energy project because a renewable energy target set out in the RS has been reached; but where targets have not been reached this should carry significant weight in favour of proposals when determining planning applications;
- (vi) take great care to avoid stifling innovation, including by rejecting proposals for renewable energy solely because they are outside of a broad area identified in a RS for where substantial development of renewable energy is anticipated;
- (vii) where the proposed development is for a renewable energy technology included in the National Policy Statement for Renewable Energy

Infrastructure, or associated infrastructure, expect applicants to follow the approach to assessment and apply themselves as far as practicable the approach to decision making and mitigation set out in National Policy Statements; and,

- (viii) recognise that when located in the Green Belt elements of many renewable energy projects will comprise inappropriate development, which may impact on the openness of the Green Belt. Careful consideration will therefore need to be given to the visual impact of projects, and developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and any other harm if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.