HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Regulatory Committee
Date:	23 October 2013
Title:	Construction of up to 1.2MWh Anaerobic Digestion Plant for the treatment of food waste, agricultural waste and rotational crops, including construction of access road, associated buildings and plant, and landscaping at Hartley Park Farm, Selborne Road, Alton, Hampshire GU34 3HP (Application No: 22267/016) (Site Ref: EH173)
Reference:	5281
Report From:	Head of County Planning

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1. Executive Summary

1.1. Planning permission is sought for the construction of up to 1.2MWh Anaerobic Digestion (AD) Plant for the treatment of food waste, agricultural waste and rotational crops, including construction of access road, associated buildings and plant, and landscaping at Hartley Park Farm, Selborne Road, Alton.

1.2. The main issues for consideration are the countryside location, the visual impact on the landscape and South Downs National Park, the amenity of users of the footpaths, impact on nature conservation, access and highway safety and the sustainability benefits of co-location and waste management.

1.3. The proposed development is located within the countryside on grade 3 agricultural land which has not been previously developed and could therefore be contrary to Policy 5 and 29, however the need for the countryside location can be justified for this proposal. The proposed plant and buildings would not be visually intrusive in the landscape as the proposed buildings are of an appropriate size, scale and appearance in the farm setting, the site is on a lower ground level, which is to be screened with an extensive planting scheme which will further mitigate views into the site and not affect the setting of the South Downs National Park (Policies 10 (d), 4, 13). There will be no effect on local historical assets (Policy 7) due to screening and distance. The operation of the plant would not have

an adverse impact on the amenity of local residents or users of the locality or give rise to pollution (Policy 10) nor have an adverse impact on drainage (Policy 11) or result in the loss of high quality agricultural land (Policy 8). There would be biodiversity enhancements with appropriate mitigation measures to ensure the nature conservation status of Great Crested Newts and Badgers is retained (Policy 3). The highway impact would be acceptable provided access is controlled and vehicles movements are limited (Policy 12). Anaerobic digestion is a sustainable, environmentally sound waste management option (Policy 25) which offers waste management capacity (Policy 27) and has benefits in producing renewable energy (saved Policy E2 and Policy 28), this should be given great weight. The proposal would be an acceptable type of farm diversification (saved Policy C13) and produce beneficial bio-fertiliser (digestate) for agricultural use. It is considered that the proposal is in accordance with the development plan and offers sustainable development that creates renewable energy benefits, as supported by the National Planning Policy framework.

2. Site

2.1. Planning permission is sought for the construction of up to 1.2MWh Anaerobic Digestion (AD) Plant for the treatment of food waste, agricultural waste and rotational crops, including construction of access road, associated buildings and plant, and landscaping at Hartley Park Farm.

2.2. The site is located on land to the east of Hartley Park Farm, which is also a business centre, with about 27 commercial businesses. The proposal would extend across a site area of approximately 3.2 hectares. The AD plant and buildings would be 200 metres west from the business centre, and the liquid fertilizer storage lagoon would be 700 metres away. A large grain store measuring 2.424m² and 10.8 in height, has been recently granted planning permission (application no.22267/015) between Hartley Park farm and the plant site. To the north of the plant site is a mature copse with a pond and to the west is a young plantation of trees. Established hedgerows with large trees run along the southern perimeter of the site, stretching east and west then joining up with other field boundaries. The lagoon area sits within the lower corner of the adjacent field, bounded by two hedgerows. The site is located in the countryside on agricultural land (agricultural land quality Grade 3).

2.3. Access to the site would be from the existing Hartley Park Farm/Business Park, on the B3006/Selborne Road. This is two miles south of the junction of the A31, and 1.5 miles north of Selborne village. The nearest house, ‘Hartley Mead’ is next to the collection of buildings which make up Hartley Park Farm/Business Park and is 200 metres east of the AD plant site. Also within this area is Hartley Park Farm House, which is a Grade II listed building, approximately 300 metres to the east of the site. The Scheduled Ancient Monument of the medieval village of Hartley Mauditt lies within 500 metres to the east of Hartley Park Farm.

2.4. The site lies within Western Weald Lowland and Heath Landscape Character Area. It is within the natural valley, so is on a lower level, with mature trees and hedgerows offering some screening. The South Down National Park boundary is 680 metres to the east, 600 metres to the south and one kilometre to the west from the proposed AD plant site.

2.5. Worldham Footpath No 1a runs along the northern boundary of the site and continues westwards as Selborne Footpath No 1 and Farringdon Footpath No 19.

2.6. The site is within Flood Zone 1, but approximately 180 metres north-west of the lagoon is an area of Flood Zone 2 and 3 and the site overlies a major aquifer.

2.7. The lagoon element of the application site is approximately 165 metres from an identified breeding pond for Great Crested Newts. The lagoon site is in a corner of an arable field adjacent to boundary habitats, while the intervening habitat is grazed pasture. There is a network of ditches/winterbourne streams (dry much of the year) between the pond and the lagoon site. A subsidiary badger sett with five tunnel entrances was found approximately 15 metres north east of the proposed digester plant site in the scrub/wetland area.

3. Proposal

3.1. The Anaerobic Digester technology produces a biogas made up of around 60 per cent methane and 40 per cent carbon dioxide (CO2). This would be burnt to generate heat and electricity in a Gas Generator (part of the Combined Heat Power Unit).The plant proposed uses a combination of CHP derived Electrical Energy to provide power & waste. The applicant believes this is the most economic and sustainable model of AD Plant, as it is using a large proportion of the waste heat (which would normally be rejected to atmosphere) to carry out the following functions:

(a) provide waste heat for the digestion plant – 200 kw thermal;
(b) provide waste heat for continuous pasteurisation of digestate – 300 kw thermal;
(c) provide waste heat for the building and adjacent enterprises if viable - 500kw thermal.

3.2. The proposal would have various annual capacities, consisting of:

(a) the storage of up to a maximum of 6,000 tonnes of rotational agricultural crop;
(b) the processing of up to a maximum of 20,000 tonnes per year of commercial food waste and the processing of up to 500 tonnes per year of agricultural farm waste; giving a total processing capacity of a maximum of 26,000 tonnes of both food waste and rotational agricultural crops;

(c) a new organically shaped, bunded lagoon for liquid bio-fertilizer storage would be built. It will hold up to 24,900m³ of the separated digestate liquor and have a floating cover and security fencing around the perimeter;
(d) the plant would have a capacity for up to 1.2 mega-watt hour (mwhr [electrical power output]), giving renewable energy benefits of an annual generation of up to 8,500 mwhr of renewable energy (based on 8,409 annual running hours); and waste heat generation of up to 5,070 mwhr of thermal energy.

3.3. To achieve the capacities, the proposal would comprise of the following components:

(a) silage clamp - 1800m²; two sided structure, normally built with concrete walls and a concrete or asphalt base surface, laid at a fall to act as an impermeable layer to hold and direct any run off leachate from silage to a sealed drainage system;
(b) food waste reception building - 720m², a structural steel and concrete portal frame farm type structure. The walls would be insulated and external metal cladding would be coloured green. The ridge height of the building will not exceed 13.8 metres and the wall height 10 metres;
(c) two digester tanks - 24 metres (diameter) x 13.4 metres; constructed of either concrete or steel tank built on a concrete foundation. The walls would be insulated and external metal cladding would be coloured green giving the appearance of a farm type silo;
(d) combined heat and power (CHP): engine, generator and stack - 7.2 metres; are housed in acoustically insulated purpose designed and prefabricated rectangular containers;
(e) emergency gas flare – seven metres high, an emergency device which ignites only if the gas balloons are full. This only occurs if the engine is stopped over a protracted time such as servicing (4-6 hours). Under normal operating conditions it would be unusual for the flare to run more than 24 hours per year;
(f) control and pump room - 4.5 metres;
(g) digestate pasteuriser- 3 metres x 3 metres x 12 metres housed in acoustically insulated purpose designed and prefabricated rectangular containers.
(h) liquid fertilizer (separated digestate liquor) storage lagoon; with cover - 24,900m³, constructed by partial excavation to form a level base and deposition of spoil to form a sloped bund perimeter. This will be lined with an impermeable liner clamped at the top of the slope. The lagoon will be covered with a floating clay pea shingle or similar cover;
(i) security fencing and access control;
(j) electrical infrastructure; and
(k) tree planting and landscaping adjacent to the site and within the wider area to offer screening and landscape/biodiversity enhancements.

(l) The proposed main plant and will be lowered by approximately 1.3 metres in to the ground.

3.4. To obtain the food waste, the lorry routing will be via the A31 to the north and therefore the catchment is intended to be along the A31 corridor including the urban areas of Winchester, Alton, Farnham and the Blackwater Valley. Traffic movements would be 25 arrivals and 25 departures of HGV's, along with 5 arrivals and 5 departures of operational staff and therefore a total of 60 daily movements. It is anticipated that traffic movements will be spread evenly throughout the day, resulting in an average of six movements per hour. HGVs would be directed to avoid travelling through Selborne village. The plant requires around 70 tonnes of waste per day to function, the proposed on site storage capacity of 6,000 tonnes means that deliveries each and every day would not be required. 6,500 tonnes of the 26,000 tonnes of waste pa, would be transported as an agricultural load by tractor and trailer from either within the Hartley Park Farm landholding or adjoining farm land.

3.5. The Bio-Fertilizer at Hartley Park Farm will be mainly distributed via an existing underground irrigation main. The underground pipework system will enable access to most of the 400 hectares of land directly on Hartley Park Farm and with some relatively short extensions, it will enable supply to another 300 hectares of adjacent land.

3.6. Ecological reports for Great Crested Newts and badgers have been provided with mitigations methods. These mitigation schemes include protection for the animals during construction and operation for the site. Landscaping will incorporate pathways, habitats and food for the protected species, as well as enhancements for the native wildlife as the new copses and planting will supplement large expanses of managed hedgerows.

3.7. The proposal is not an EIA Development under the Environmental Impact Assessment Regulations 2011 and an environmental statement has not been submitted.

4. Development plan documents

4.1. The Minerals and Waste Core Strategy (adopted July 2007).

4.2. The most relevant policies from the Hampshire Minerals and Waste Plan (HMWP) (adopted 2013) are:

(a) Policy 3: Protection of habitats and species;

(b) Policy 4: Protection of the designated landscape;

(c) Policy 5: Protection of the countryside;

(d) Policy 7: Conserving the historic environment and heritage assets;

(e) Policy 8: Protection of soils;

(f) Policy 10: Protecting public health, safety and amenity;

(g) Policy 11: Flood risk and prevention;

(h) Policy 12: Managing traffic;

(i) Policy 13: High-quality design of mineral and waste developments;

(j) Policy 25: Sustainable waste management;

(k) Policy 27: Capacity for waste management development;

(l) Policy 28: Energy recovery development;

(m) Policy 29: Locations and sites for waste management.

4.3. The policies applicable from the East Hampshire District Local Plan: Second Review 2006 are C13 - Rural Diversification and E2 - Renewable Energy.

4.4. The National Planning Policy Framework (NPPF) is a material consideration. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. A set of core land-use planning principles 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.

4.4. In addition to this the NPPF advocates the promotion of the development and diversification of agricultural and other land-based rural businesses to support a prosperous rural economy.

5. Consultations

5.1. **Councillor Kemp-Gee** objects to the proposal as "the Solar farm application on the Farringdon/Selborne/Worldham border is about to be re-submitted. It is to be situated in the adjacent field to the proposed AD`s lagoons and indeed the AD plant itself is in a third adjacent field so all these operations will occupy some 100 acres clearly visible from the Hanger and the rising ground between Selborne and Farringdon, also the farmer involved with the AD also has applied for planning for a very large storage barn adjacent to Hartley Park Farm. This will without doubt constitute major industrial development predominantly on green field land and is contrary to policy (Policy 29) of the new Minerals and Waste Plan which was passed by HCC last Thursday.

With three outstanding AD permissions at Selborne Brick Works, Herriard and Farleigh Wallop in reasonably close proximity together the Veolia food waste compacting unit at Alton and the Chineham incineration facility there can be absolutely no justification for making another exception to policy. Remember 50% of the calorific value of the gas is lost converting it into electricity and the operation would be significantly uneconomic were it not for the substantial subsidy paid by hardworking families through their electricity bills. Remember also that with the number of extant AD permission adjacent that the food waste will have to be imported from way outside Hampshire and the maize brought some distance (as it is at Herriard contrary to an undertaken given) thus adding significantly to the carbon footprint. To South Downs officers I would submit that this constitutes unacceptable development in the countryside, is clearly visible from the Park and should be objected to as a statutory consultee. Needless to say, the proposed lorry route is not only not on a strategic lorry route but on a road (B3006) the Alton/Selborne Road which is banned to lorries over 7.5 tons except for access. Such development will undoubtedly increase substantially certain types of traffic going through Selborne on a road already accepted at the highest level in Hampshire Highways as being at capacity with over 8000 vehicles a day using it. Being easily visible from the Park it fails to satisfy one of the two key purposes of the Park."

5.2 **East Hampshire District Council** has no objection subject to the following conditions:

(a) sufficient landscaping to provide screening adjacent to the B3006;

(b) noise and odour being controlled;

(c) lorry routing agreement (traffic from A31 via B3006 only); and

(d) no ecological issues outstanding.

5.3. **Environmental Health officer East Hampshire District Council** has no objection subject to conditions for:

(a) no food waste to be stored at the site, overnight, prior to processing in the Anaerobic digester;

(b) details of the odour abatement technology shall be submitted and agreed before construction commences; and

(c) deliveries for the site are restricted to the days and times proposed by the applicant.

5.4. **South Downs National Park Authority** has no objection subject to all the additional planting proposed around the grain store and AD plant/lagoon being included in this proposal. This planting is essential in mitigating the visual impact of the AD plant, particularly in relation to vehicle movements. It is therefore considered that this landscaping should be secured under this application should the Planning Authority be minded to approve the application. It is also suggested that samples of cladding on the proposed building are submitted for approval should planning permission be granted.

5.5. **Environment Agency** has no objection to the proposal, with the informative that the operator will need to apply for an Environmental Permit.

5.6. **Natural England** has no objection.

5.7. The **Highway Authority** comment that records show that no accidents have been recorded at the existing access point for the past five years. A number of accidents have been recorded along the B3006 during this period, although these have been attributed to poor weather conditions and driver error. Due to the nature of the proposal, the number of vehicle movements and the immediate road network, a lorry routing commitment to access the site from the north via the A31 and thus avoiding Selborne village and the instillation of a HGV monitoring system such as CCTV cameras at the access is recommended through a legal agreement.

5.8. **Defence Infrastructure Organisation** has no objection.

5.9. **Lasham Safeguarding** has no objection.

5.10. **Worldham Parish Council** objects on the following grounds:

(a) no evidence to support exemption as departure from policy for Greenfield location;

(b) AD plants already in vicinity;

(c) increase carbon emissions;

(d) harm to protected species (Great Crested Newts, badgers, birds);

(e) significant traffic impact on rural B road with safety concerns; and

(f) harm to amenity with odour and effluent emissions.

5.11. **Selborne Parish Council** has no objection to the application (as originally submitted) but requests that consideration be given to screening the lagoon so that it better fits into the landscape. The Council applauds the proposal regarding traffic management to and from the site and requests that both construction and operational traffic must be encouraged not to travel south on the B3006 into the village of Selborne; and only access the site from the A31 south and leave traveling north back to the A31.

5.12. **Farringdon Parish Council** comments on the original application (prior to further information being submitted) that the traffic flow is, by the measurement of the consultants to the application, shown to be high for a country road with many blind spots and an average speed of over 50 mph; adding at least 50 truck movements to this per day (as well as employee cars and service/support vehicles) will have a further negative impact on road safety on the B3006. This is already a dangerous route and this application will make it worse. There will be a 100% increase in slow-moving vehicle transfers in and out of Hartley Park Farm onto a road where the average speed is in excess of 50mph. The applicant has no plans to mitigate this greater danger by, for example, making land available for entry and exit adequate slip lanes, as proposed directly to the developer's planning consultants by Farringdon Parish Council (Local Plan, Second Review, E2 c) and (Local Plan, Second Review, IB3 c). 2. The vehicle speed figures are mean figures and the range is not shown. Clearly, some traffic habitually travels significantly faster along this route as accident statistics demonstrate (Local Plan, Second Review, E2 c). 3. The positioning of what may be an odour and effluent producing plant would be environmentally unacceptable to residents in Selborne, Hartley Mauditt, Farringdon and East & West Worldham. 4. By their own admission the consultants have shown no evidence of field-based research to demonstrate whether or not there are endangered species on the site, eg great crested newt. The development of an industrial plant in a rural area is counter to policy (Local Plan, Second Review, IB3 c). 6. The Hampshire Mineral Waste Policy requires that such waste should be sent to as few sites as possible; as permission has already been granted for a site in close proximity to Selborne this policy will be breached.

5.13. **Rights of Way** has objected to the application as the proposed lagoon would be located in the north-western corner of the site immediately adjacent to Worldham Footpath No 1a.

Object to it being located so close to a public footpath and recommend that a more appropriate location within the site be selected.

Part of the experience and enjoyment of walking, riding or cycling in the countryside is gained from admiring open views or from glimpsing views through sparse vegetation. Such views and glimpses are currently possible southwards from Worldham Footpath No 1a and eastwards from Selborne Footpath No 1 and Farringdon Footpath No 19.

The proposed in-fill planting along the northern and western boundaries of the site would block out a certain amount of these views and would therefore have an adverse effect on the enjoyment of path users. We find this unacceptable and consequently we object to this aspect of the proposal also.

6. Representations

6.1. There have been 33 letters of objection from local residents. The issues raised were those of:

(a) road safety;

(b) local road network not suitable for additional traffic;

(c) damage to property from lorry traffic;

(d) increased carbon emissions;

(e) loss of countryside;

(f) removal of farmland from agriculture;

(g) visual impact;

(h) light pollution;

(i) loss of amenity on footpaths;

(j) odour/noise impact;

(k) harm to health from fumes; and

(l) harm to wildlife including protected species.

7. Commentary

7.1. Objections have been received from the local County Councillor, residents and Parish Councils as the proposed development is located within the countryside. This could be considered a departure from the Development Plan as there is a presumption that waste operations should be located outside of the countryside (Policy 5) and within strategic delivery areas which are usually previously developed land (Policy 29). However, both of these key policies afford consideration to the particular circumstances of

each proposal when it can be demonstrated that the need for the countryside location can be justified.

7.2. The AD plant will produce high quality soil improver, known as bio-fertiliser (liquid digestate) for the farm estate and this will be spread using the existing pipe network, thus avoiding putting additional traffic on the road to transport the fertiliser. The digestate will be a product of the operation and so a rural location is essential to accommodate this efficiently, which is supported in Policy 5. This will aid sustainable farming practices by maintaining yields without the use of expensive man made fertilisers which are energy intensive to manufacture. The operational safety design of an AD plant may give rise to a controlled discharge of biogas under conditions where both the CHP unit and the Gas Flare failed to operate. While this presents no danger of explosion or toxicological danger (it is a designed safety device) it could give rise to a complaint of odour if dwellings or workplaces were situated close to the plant. The proposed site has a sufficient distance between the plant and any sensitive receptors, therefore benefiting from the isolation in this instance. Also in accordance with this policy, details of the design and operation are acceptable in all environmental and social aspects and a condition is proposed to be applied that would require the land to be restored to agriculture, should the operation cease. Taking these points into account, the proposal is an acceptable form of farm diversification (saved Policy C13) and is supported by the National Planning Policy Framework as the guidance seeks to recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it.

7.3. Policy 29 sets out the locations where waste operations would be supported but also allows sites to be acceptable if they have good transport links to the sources and/or markets of the waste and if the need for the location and the sustainability of these site can be justified. In this proposal, the location is not listed but would benefit from the support of the policy as the need for the countryside location can be justified and it has reasonable transport links to its main sources of waste via the B3006 road, meeting with the A31 and A339. The distribution of the end product (digestate) will not need to travel on public roads. The smaller waste supply will be sourced from local agricultural stock and, as with the dispersal of digestate; creates the need for the rural location. The suitability of the site has also been demonstrated to the satisfaction of the Waste Planning Authority as there are no significant objections on environmental or amenity grounds.

7.4. The agricultural land to be lost is grade 3 and so not high quality and only a small proportion of the farm estate. Soils excavated to lower the plant buildings and create the lagoon will be utilised in the creation of landscaping bunds and wildlife habitats, thereby retained on site. This is in accordance with Policy 8, as it seeks to protect the loss of the best and most versatile agricultural land.

7.5. The farm is a collection of small to large industrial and rural buildings which are approximately 200 metres away from the plant. The recently approved

grain store brings the developed footprint of the farm closer to the proposal. These buildings provide the immediate context for the buildings that comprise the AD plant and so it is considered that the proposed buildings are of an appropriate size, scale and appearance in this particular location.

7.6. The lagoon has been designed to reflect other natural water features in the area, and is nestled in the lowest corner of the field to further assimilate it in to the landscape. The planting and long term maintenance will further reduce the impact of the lagoon in the rural landscape.

7.7. The proposed plant and buildings would not be visually intrusive in the wider landscape as the site is already in the valley floor and the buildings will be further lowered in to the ground. The immediate landscape has a number of large trees which are taller than the buildings, softening the impact from the distance. The land immediately adjacent to the AD plant buildings will be landscaped and maintained. The area to the north east of the site will benefit form copse, thicket and hedge planting to screen the buildings from views glimpsed from the B3006 and the right of way foot path. Areas to the south will also be planted with copses and native hedges, giving screening to far distance views within the landscape. The existing hedgerows and trees that border the AD plant and lagoon are included in a long term management scheme to improve and maintain the native plants and improve biodiversity within these areas. The thickening of these hedges will reduce views from the south and west, including those from within the South Downs National Park.

7.8. Taking these points into account, the landscaping scheme will reduce the visual impact of the buildings and enhance the character of the rural landscape, as it will offer improved management to the existing patchwork of hedgerow and copses which currently divide fields into parcels. The proposal will be well screened from both the road and countrywide views. Therefore the proposal is in accordance with Polices 10(b) and 13.

7.9. Under Policy 4 consideration also needs to be given to any impact on the purpose and setting of the South Downs National Park (SDNP). The South Downs National Park Authority have been involved with the evolving landscaping proposals, and raise no objection being satisfied that the comprehensive landscaping will successfully mitigate any visual impact from the AD development.

7.10. In terms of heritage, the Grade II listed building is surrounded by existing buildings and would not be adversely affected by the proposals. Similarly, the Scheduled Ancient Monument of the medieval village of Hartley Mauditt is protected by a greater distance and would not be adversely affected. The proposal will be well screened from these heritage assets and is in accordance with Policy 7.

7.11. As already mentioned, there are some footpaths and bridleways within 1 kilometre of the proposal sites. The lagoon, being the nearest feature has localised odour potential. However, the lagoon will have a cover on it and

protective fencing that looks sympathetic to the rural environment. Any odour will be similar to that found in the working countryside and would only be detectable when immediately next to the lagoon. In addition, the length by which the footpaths are in close proximity to the site would only be for a short distance and so any impacts on a walker's experience would be limited. The landscape scheme affords screening, but the planting is complementary to the existing natural features of hedgerows, trees, copses and thickets and so will blend in to the landscape; not be seen as an alien feature or interfere with open views. Whilst acknowledging the concerns raised by Rights of Way it is not considered the proposals would harm to safety or amenity to those using the footpath.

7.12. Policy 10 also deals with other amenity concerns such as noise, odour or fumes. The waste food will be brought to site in covered sealed containers and will be processed through a series of pipes and pumps, within a contained system. The waste would not be exposed to the air until it is in the liquid digestate state, and placed in the lagoon ready for spreading on to the farm. This sealed process removes concerns over odour, fumes of pollution and will also be regulated by Environmental permits. Delivery times for the vehicles will be restricted by condition to reduce any disturbance to those houses nearest the access road and there is no storage of waste outside the sealed buildings. In light of the processes and safeguards in place, the Environmental Health Officer is satisfied that the proposal would not be harmful to the local footpath users, the residents of the nearest houses or the local environment. As the operation of the plant would not have an adverse impact on the amenity of local residents, users of the locality or give rise to pollution it is in accordance with Policy 10.

7.13. The proposal is not in a flood risk area and will not add to flood risk through increased surface water run-off (Policy 11). The Environment Agency has no objections and a condition is proposed to secure the details of the water management scheme for the operational site.

7.14. With regard to nature conservation and protected species, the foraging and breeding requirements for badgers and Great Crested Newts (GCN) have been taken into account. The long-term result of the mitigation proposals would be of benefit to the local GCN population and the foraging area for badgers is robust and well-considered. The landscape planting scheme around the lagoon and the improved management and long term maintenance of hedgerows will offer biodiversity enhancements to a wide variety of wildlife species. These enhancements, coupled with appropriate mitigation measures during the construction phase and operation, will conserve the protected species and create and improve habitats for biodiversity in accordance with Policy 3 and as sought in the NPPF.

7.15. One of the main causes for concern received in representations has been the increase in vehicle movements. However, the site access from the B3006 has been assessed by the Highway Authority and found acceptable in terms of highway safety. Lorry routing requiring HGVs to be routed left out and right in only, thus avoiding Selborne to the south or any of the other

surrounding rural settlements, can be secured by condition and legal agreement. Planning conditions to install a HGV monitoring system at the access with the B3006 and to control vehicle movements are also proposed. With these provisions, the highway impact would be acceptable in safety and amenity terms and is in accordance with Policy 12.

7.16. When balancing the issues of a waste application significant weight should be given to the benefits for waste management as the NPPF makes a presumption in favour of sustainable development. This application would reduce the amount of waste going to landfill, as it will divert approximately 20,000 tonnes or 80,000 m3 of food waste from landfill. This is supported by Policy 25 as this policy seeks to enable self-sufficiency in waste movements and divert 100% of waste from landfill. The use of AD as a waste management technology for food is regarded as a high level within the waste hierarchy, as it turns the food/crop into energy and a useable product. Therefore, this AD proposal is regarded as a sustainable, environmentally sound waste management option and it will make a positive contribution to sustainable waste management. The proposal also accords with the ambitions of Policy 27, as it offers waste management capacity.

7.17. In processing the food waste, along with farm waste and rotational agri-crops, the AD plant would generate clean renewable energy (electricity) at a rate of up to1.2MWh. The proposal would also create heat which will be used within the AD process and is intended can be utilised within the nearby businesses. This energy will add to the sustainability and viability of Hartley Park Farm and its associated businesses, as well as contributing to the wider energy supply via the grid. The benefits in producing renewable energy are recognised in Policy 28, which also supports the diversion of waste from landfill and the use of CHP, this includes the use of heat where possible. The HMWP also highlights the national aim taken from the NPPF, of delivering increase in energy from waste through AD and recognises that these facilities will generally be located in rural areas (because of potential impacts arising from the process and the opportunity for disposal of the digestate residues to agricultural land). The proposal is also in accordance with the District saved Policy E2, which supports the generation of electricity from renewable resources provided that there are no adverse environmental or amenity impacts.

7.18. In summary, the proposed development is located within the countryside on grade 3 agricultural land which has not been previously developed and could therefore be contrary to Policy 5 and 29, however, in this case the need for the countryside location can be justified and there is no significant environmental harm to the purpose of these policies and the proposed plant and buildings would not be visually intrusive in the landscape as the proposed buildings are of an appropriate size, scale and appearance in the farm setting, the site is on a lower ground level, which is to be screened with an extensive planting scheme which will further mitigate views into the site and not affect the setting of the South Downs National Park (Policies

10 (d), 4, 13). There will be no effect on local historical assets (Policy 7) due to screening and distance. The operation of the plant would not have an adverse impact on the amenity of local residents or users of the locality or give rise to pollution (Policy 10) nor have an adverse impact on drainage (Policy 11) or result in the loss of high quality agricultural land (Policy 8). There would be biodiversity enhancements with appropriate mitigation measures to ensure the nature conservation status of Great Crested Newts and Badgers is retained (Policy 3). The highway impact would be acceptable provided access is controlled and vehicles movements are limited (Policy 12). Anaerobic digestion is a sustainable, environmentally sound waste management option (Policy 25) which offers waste management capacity (Policy 27) and has benefits in producing renewable energy (saved Policy E2 and Policy 28), this should be given great weight. The proposal would be an acceptable type of farm diversification (saved Policy C13) and produce beneficial bio-fertiliser (digestate) for agricultural use. It is considered that the proposal is in accordance with the development plan and offers sustainable development that creates renewable energy benefits, as supported by the National Planning Policy framework.

8. Recommendation

8.1. That planning permission in respect of the construction of up to 1.2MWh Anaerobic Digestion Plant for the treatment of food waste, agricultural waste and rotational crops, including construction of access road, associated buildings and plant, and landscaping at Hartley Park Farm, Selborne Road, Alton, Hampshire GU34 3HP (Application Number 22267/016) (Site Ref: EH173) be approved for the above reasons, subject to the conditions listed in Integral Appendix B.

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

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

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.)

Document	Location
Construction of up to 1.2MWh Anaerobic Digestion Plant for the treatment of food waste, agricultural waste and rotational crops, including construction of access road, associated buildings and plant, and landscaping at Hartley Park Farm, Selborne Road, Alton, Hampshire GU34 3HP (Application No: 22267/016) (Site Ref: EH173)	County Planning ETE 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.

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

   Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

3. Waste shall only be delivered to the site between the hours of 0700 and 1900 Monday to Friday and not at all at weekends, recognised public holidays or bank holidays.

   Reason: In the interest of local amenities in accordance with Policy 10 of the Hampshire Minerals and Waste Plan.

Highways

4. Full details of the wheel cleaning measures proposed to prevent mud and spoil from vehicles leaving the site shall be submitted in writing to the Waste Planning Authority for written approval prior to development commencing. These measures shall be implemented before the development commenced and thereafter maintained. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried onto the public highway.

   Reason: In the interest of highway safety to ensure compliance with policy 12 of the Hampshire Minerals and Waste Plan.

5. No development shall commence, until a Construction Method Statement has been submitted to, and approved in writing by the Waste Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

   (a) the parking and turning of vehicles of site operatives and visitors (all to be established within one week of the commencement of development);
   (b) loading and unloading of plant and materials;
   (c) storage of plant and materials used in constructing the development;

(d) measures to control the emission of dust and dirt during construction;
(e) the management and coordination of deliveries of plant and materials and the disposing of waste resulting from demolition and or construction activities so as to avoid undue interference with the operation of the public highway.

Reason: In the interest of highway safety to ensure compliance with Policy 12 of the Hampshire Minerals and Waste Plan.

6. There shall be no more than 50 commercial vehicle movements (25 in and 25 out) per day to and from the site in association with food waste deliveries. Records of vehicle movements to and from the site shall be kept and made available for inspection at the request of the Waste Planning Authority.

Reason: In the interest of highway safety to ensure compliance with Policy 12 of the Hampshire Minerals and Waste Plan.

7. Prior to occupation of the waste handling building, a HGV monitoring system shall be installed at the access to the site. Details shall be submitted to the Waste Planning Authority and implemented as approved for the duration of the development.

Reason: In the interest of highway safety to ensure compliance with Policy 12 of the Hampshire Minerals and Waste Plan.

8. All commercial vehicles shall turn left out of the site and right in.

Reason: In the interest of highway safety to ensure compliance with Policy 12 of the Hampshire Minerals and Waste Plan.

9. Prior to development commencing, visibility splays of 2.4m x 158m (as shown on drawing 4539.004, shall be implemented as approved.

Reason: In the interest of highway safety to ensure compliance with Policy 12 of the Hampshire Minerals and Waste Plan.

10. There shall be no transportation of liquid fertiliser off site on the local highway network.

Reason: In the interest of highway safety in accordance with Policy 12 of the Hampshire Minerals and Waste Plan.

Annual Throughput

11. There shall be no more than 20,000 tonnes per year of food waste, a maximum of 6,000 tonnes per year of crop feedstock and a maximum of 500 tonnes per year of agricultural farm waste delivered to the site. 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 (Policy 10) and to ensure that the development is carried out in accordance with the approved details.

Landscaping

12. Prior to the commencement of development a detailed landscape management scheme, based on plan 1070_PP_300 Rev I, shall be submitted to the Waste Planning Authority for approval in writing. The scheme shall include:

    (a) ground preparation details;
    (b) details of the proposed timing of the planting;
    (c) details of the provision for future long term maintenance; and
    (d) details of hard landscaping proposed around the buildings and plant.

    The scheme shall be implemented as approved.

    Reason: In the interests of visual amenity and to secure a satisfactory development to ensure the development complies with Policies, 4, 10 and 13 of the Hampshire Minerals and Waste Plan.

13. 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.

    Reason: In the interests of visual amenity to ensure compliance with Policies, 4, 10 and 13 of the Hampshire Minerals and Waste Plan.

14. The commercial food waste handling building, control and pump room, bio digester tanks and input hopper shelter roofs and walls shall be colour coated in RAL 6003 (Olive Green) or similar and maintained for the duration of the development.

    Reason: In the interests of visual amenity and to secure a satisfactory development to ensure the development complies with Policies, 4, 10 and 13 of the Hampshire Minerals and Waste Plan.

Archaeology

15. That no development shall take place until the applicant has secured the implementation of a programme of archaeological evaluation in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Waste Planning Authority.

    Reason: In the interests or archaeology and in accordance with Policy 7 of the Hampshire Minerals and Waste Plan.

16. Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where

appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available in accordance with Policy 7 of the Hampshire Minerals and Waste Plan.

Storage

17. There shall be no outside storage of food waste.

Reason: To protect the amenities of the area in accordance with in accordance with Policy 7 of the Hampshire Minerals and Waste Plan.

18. Prior to commissioning the plant details of the odour abatement technology shall be submitted to the waste Planning Authority and agreed in writing. The provisions shall be implemented as approved.

Reason: In the interests of local amenity and in accordance with Policy 10 of the Hampshire Minerals and Waste Plan.

Drainage

19. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface and foul water has been submitted to, and approved in writing by, the Waste Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure the protection of the groundwater vulnerability zone in to ensure the development complies with Policy 11 of the Hampshire Minerals and Waste Plan.

Noise

20. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturers' specifications at all times.

Reason: To minimise noise disturbance from operations at the site in accordance with Policy 10 of the Hampshire Minerals and Waste Plan.

Lighting

21. Prior to the commencement of development a lighting scheme shall be submitted to the Waste Planning Authority for written approval. The scheme shall be implemented as approved. The lighting scheme shall include:

(a) details on the proposed specification of the lights;
(b) details on the proposed light spill from the proposed lighting; and

(c) details on the timing and management of lighting.

Reason: In the interests of visual amenity and to ensure lighting is appropriate to the rural area in accordance with Policies 5 and 10 of the Hampshire Minerals and Waste Plan..

Nature Conservation

22. Development shall proceed in accordance with Section 5.0 (Mitigation and Enhancement Opportunities) of the Great Crested Newt Mitigation Statement (GPM Ecology, 29th August 2013) and Section 4.1 (Mitigation Method Statement) of the Badger Mitigation Method Statement (GPM Ecology, 28th August 2013) as submitted with the approved application.

Reason: To enhance biodiversity accordance with Policy 3 of the Hampshire Minerals and Waste Plan.

23. Within three months of completion, a monitoring report prepared by the supervising ecologist detailing the works carried out (including biodiversity enhancements) shall be submitted to the Local Planning Authority.

Reason: To enhance biodiversity accordance with Policy 3 of the Hampshire Minerals and Waste Plan.

24. The trees and/or hedges to be retained (as shown on plans ECO 5 and ECO 6 of the Arboricultural Method Statement, submitted 20 June 2013) shall be protected during building operations by the erection of protective fencing in strict compliance with the requirements of the Local Planning Authority relating to their protection. The existing trees shall not be lopped, topped, felled or destroyed without the prior approval in writing of the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of natural features and to enhance biodiversity in accordance with Policy 3 of the Hampshire Minerals and Waste Plan.

Restoration

25. At such time as the development is no longer used for the purpose hereby approved; ceases to operate effectively; or the development fails to produce renewable energy for a continuous period of 6 months or more, the anaerobic digestion facility including the buildings and associated plant, infrastructure, underground equipment, associated machinery and waste shall be removed from the site and the land restored back to agricultural use. The restoration details for the site shall be submitted within three months of the cessation of use for written approval by the Waste Planning Authority. The restoration shall be completed in accordance with the approved restoration details within six months of approval.

Reason: To prevent the retention of a development in the countryside that is no longer providing a benefit in sustainability terms and contributing to reducing the reliance on fossil fuels and offsetting the associated environmental impacts in accordance National Planning Policy Framework and with Policy 5 of the Hampshire Minerals and Waste Plan.

Advice Note

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 applicant and agent and discussing changes to the proposal where considered appropriate or necessary. 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) (Amendment No.2) Order 2012.

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

HAMPSHIRE MINERALS AND WASTE PLAN (ADOPTED 2013)

Policy 3: Protection of habitats and species

Minerals and waste development should not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species. The following sites, habitats and species will be protected in accordance with the level of their relative importance:

a. Internationally designated sites including Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Ramsar sites, any sites identified to counteract adverse effects on internationally designated sites, and European Protected Species;
b. Nationally designated sites including Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs), nationally protected species and Ancient Woodland;
c. Local interest sites including Sites of Importance for Nature Conservation (SINCs), and Local Nature Reserves (LNRs);
d. Habitats and species of principal importance in England;
e. Habitats and species identified in the UK Biodiversity Action Plan or Hampshire Authorities' Biodiversity Action Plans.

Development which is likely to have a significant adverse impact upon such sites, habitats and species will only be permitted where it is judged, in proportion to their relative importance, that the merits of the development outweigh any likely environmental damage. Appropriate mitigation and compensation measures will be required where development would cause harm to biodiversity interests.

Policy 4: Protection of the designated landscape

Major minerals and waste development will not be permitted in the New Forest or South Downs National Parks, or in the North Wessex Downs, the Cranborne Chase and West Wiltshire Downs, and Chichester Harbour Areas of Outstanding Natural Beauty, except in exceptional circumstances. In this respect, consideration will be given to:

a. The need for the development, including in terms of any national considerations;
b. The impact of permitting, or refusing the development upon the local economy;
c. The cost and scope for meeting the need outside the designated area, or meeting the need in some other way; and
d. Whether any detrimental effects on the environment, landscape and/or recreational opportunities can be satisfactorily mitigated.

Minerals and waste development should reflect and where appropriate enhance the character of the surrounding landscape and natural beauty, wildlife and

cultural heritage of the designated area. Minerals and waste development should also be subject to a requirement that it is restored in the event it is no longer needed for minerals and waste uses.

Small-scale waste management facilities for local needs should not be precluded from the National Parks and AONBs provided that they can be accommodated without undermining the objectives of the designation.

Policy 5: Protection of the countryside

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

a. It is a time-limited mineral extraction or related development; or
b. The nature of the development is related to countryside activities, meets local needs or requires a countryside or isolated location; or
c. The development provides a suitable reuse of previously developed land, including redundant farm or forestry buildings and their curtilages or hard standings.

Where appropriate and applicable, development in the countryside will be expected to meet highest standards of design, operation and restoration. Minerals and waste development in the open countryside should be subject to a requirement that it is restored in the event it is no longer required for minerals and waste use.

Policy 7: Conserving the historic environment and heritage assets

Minerals and waste development should protect and, wherever possible, enhance Hampshire's historic environment and heritage assets, both designated and non-designated, including the settings of these sites.

The following assets will be protected in accordance with their relative importance:

a. Scheduled ancient monuments;
b. Listed buildings;
c. Conservation areas;
d. Registered parks and gardens;
e. Registered battlefields;
f. Sites of archaeological importance; and
g. Other locally recognised assets.

Minerals and waste development should preserve or enhance the character or appearance of historical assets unless it is demonstrated that the need for and benefits of the development decisively outweigh these interests.

Policy 8: Protection of soils
Minerals and waste development should protect and, wherever possible, enhance soils and should not result in the net loss of best and most versatile agricultural land.

Minerals and waste development should ensure the protection of soils during construction and, when appropriate, recover and enhance soil resources.

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:

a. Release emissions to the atmosphere, land or water (above appropriate standards);
b. Have an unacceptable impact on human health;
c. Cause unacceptable noise, dust, lighting, vibration or odour;
d. Have an unacceptable visual impact;
e. Potentially endanger aircraft from bird strike and structures;
f. Cause an unacceptable impact on public safety safeguarding zones;
g. Cause an unacceptable impact on:
i. Tip and quarry slope stability; or
ii. Differential settlement of quarry backfill and landfill; or
iii. Subsidence and migration of contaminants;
h. Cause an unacceptable impact on coastal, surface or groundwaters;
i. Cause an unacceptable impact on public strategic infrastructure;
j. 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 the 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 (SuDS) to manage surface water drainage, with 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:

a. Highway safety;
b. Pedestrian safety;
c. Highway capacity; and
d. Environment and amenity.

Policy 13: High-quality design of mineral and waste developments
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
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;

0.39mtpa of non-hazardous recovery capacity;
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:
i. 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
ii. 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;
d. New sites to provide additional capacity (see Policy 29 - Locations and sites for waste management).

Policy 28: Energy recovery development
Energy recovery development should:

a. Be used to divert waste from landfill and where other waste treatment options further up the waste hierarchy have been discounted; and
b. Wherever practicable, provide combined heat and power (CHP). As a minimum requirement the scheme should recover energy through electricity production and the plant should be designed to have the capability to deliver heat in the future; and
c. Provide sustainable management arrangements for waste treatment residues arising from the facility.

6.172 Proposals will be judged against all policies in the Plan. The Hampshire Authorities support the national aim of delivering a substantial increase in energy from waste through anaerobic digestion (AD) in the UK. AD uses waste for biogas production, which can be used to produce heat or electricity or cleaned to produce biomethane. This can either be injected directly into the national gas grid or used for transport fuels. AD also recovers valuable nutrients (in the form of 'digestate') for returning back to land. It is expected that AD facilities will generally be located in rural areas because of potential impacts arising from the process and proximity for disposal of residues to land.

6.173 Proposals for the sustainable management of waste residues from energy generation should minimise, so far as possible, the amounts of waste going to landfill. Where deposits to landfill are necessary, the most sustainable location should be used. Applicants will indicate how proposals will provide low-carbon energy generation or reduce the amount of waste sent for landfill. It is expected that all proposals will comply with other policies.

Policy 29: Locations and sites for waste management

Development to provide recycling, recovery and/ or treatment of waste will be supported on suitable sites in the following locations:

Urban areas in north-east and south Hampshire; Areas along the strategic road corridors; and Areas of major new or planned development. 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.

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

i. The site has good transport connections to sources of and/or markets for the type of waste being managed; and
ii. A special need for that location and the suitability of the site can be justified.

THE EAST HAMPSHIRE DISTRICT LOCAL PLAN: SECOND REVIEW 2006

C13 Rural Diversification

Planning permission for an enterprise in the countryside which forms part of a farm diversification scheme will be permitted only if:

a) the scheme where possible re-uses existing buildings;

b) where a new building is required and no existing building is available for conversion, it is sited within an existing group of buildings;

c) it does not harm the character of the local landscape or other local amenity; and

d) the traffic generated is not of a type or volume that would cause inconvenience or danger on the public highway, or would require improvements that would harm the character of rural roads.

E2 Renewable Energy

Planning permission will be granted for development for the generation of electricity from renewable resources provided that it would not:

a) harm the special landscape quality of the area of outstanding natural beauty (AONB) or views into or out of it;
b) harm the attractive landscape of areas outside the AONB;
c) result in inconvenience or danger on the public highway;

d) prejudice the objectives of a strategic or local gap;
e) does not adversely affect the amenities of neighbouring occupiers by reason of visual dominance of structures, shadow flicker, reflected light, or noise emission through rotation of blades;
f) does not cause electromagnetic disturbance which would result in a deterioration to any existing transmitting or receiving communication system unless measures are taken by the applicant to remedy or mitigate against any such disturbance; and
g) does not cause a potential danger to public safety by virtue of a public right of way, road or railway passing within the rotor diameter of any turbine or by contravening airport safeguarding requirements.