GP PLANNING LTD
ENVIRONMENTAL CONSULTANTS

PLANNING STATEMENT

CHANGE OF USE OF AN EXISTING IVC FACILITY TO A BIOMASS RENEWABLE ENERGY GENERATION PLANT AND ASSOCIATED WASTE WATER TREATMENT PLANT INCLUDING A 100 SQUARE M EXTENSION OF EXISTING BUILDING AND THE RELOCATION OF AN EXISTING BIOFILTER

BROWN'S ROAD, DAVENTRY, NN11 4NS

EARTHWORM (ENERGY) LTD

		July 2015
Version 2	Prepared by	CS
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1 INTRODUCTION

1.1.1 This planning application has been submitted on behalf of Earthworm Ltd (the Applicant) to Northamptonshire County Council for a Biomass facility (Energy from Waste) and associated Waste Water Treatment Plant at Brown's Road, Daventry, NN11 4NS. The facility will process up to 30,000 tonnes per annum of wood waste to produce renewable energy for export to the National Grid and 45,000,000 litres (45,000 liquid tonnes) of waste water for cleaning. This amounts to a total of 75,000 tonnes per annum of waste through put at the site. The proposal will replace the existing In-Vessel Composting Facility (IVC), which currently operates on the site.

1.1.2 This planning application is comprised of the following documents and drawings:

- Planning Form
- Planning Statement
- Site Location Plan - GPP/EW/BRD/15/01
- Site Plan - 1534-SI-012B
- Proposed Site Layout Plan – 1534-SP-013C
- Elevations -1534-EV-006C
- Elevations -1534-EV-014B
- Elevations -1534-EV-015C
- Elevations -1534-EV-016B
- Photograph Panel A GPP/EW/BRD/15/08

1.1.3 Northamptonshire County Council's Validation Checklist is included in Appendix 1. Compliance, as appropriate, is identified in the list.

1.2 The Site and Site Context

1.2.1 The site adjoins the Ford premises on the western side of Daventry, and is separated from it by a screening bund; the façade facing the site accommodates the lorry loading bays. Immediately adjacent to the south is the Household Waste Recycling Centre on Brown's Road. To the west there is a track, which leads to fields beyond, along which runs a public footpath. West of the track the land has been filled and is barren, beyond which there is a farmhouse and buildings, at a distance of 140m. To the north the land is now part of Kentle Wood, which has been planted as a community woodland, with public access via the footpath. To the south west there is a sports ground and football pitch.

1.2.2 The site has been used by Burnham Landscapes as its nursery; this use has been relocated elsewhere to facilitate the construction of the in-vessel composting plant.

1.3 Planning History

1.3.1 Permission was granted in March 2009 (09/00005/WAS) for the establishment of an In-Vessel Composting (IVC) plant for the composting of 21,000 tonnes of mixed biodegradable municipal waste. The development consists of a waste reception building, an enclosed conveyor system, 10 individual IVC units and a maturation building.

1.4 Background

1.4.1 It is proposed to replace the current In-Vessel Composting Facility in order to upgrade the facility to provide greater levels of environmental control through developing a robust and state of the art renewable energy facility through altering the accepted waste for fuel to a less odorous material and to provide a contained system for dealing with odorous waste water material.

2 ENVIRONMENTAL IMPACT REGULATIONS (EIA) 2011

2.1.1 A screening opinion was obtained from Northamptonshire County Council to establish whether an Environmental impact Assessment is required to support the planning application for the proposed development. The Screening Opinion, which is attached in appendix 2, concludes:

> *In terms of its location, the proposed biomass facility will be constructed on an existing waste site located on the edge of an industrial estate on the western side of Daventry but which is relatively close to populated areas with the nearest sensitive receptor being located only 140 metres away. However, it is noted that the majority of the elements associated with the proposed biomass facility will be contained within the existing buildings thereby minimising the risk of any adverse impacts. Taking into account the characteristics of the development, location and potential impact it is considered that the development is unlikely to result in significant environmental impact and therefore EIA is not required.*

2.1.2 Since the EIA Screening Opinion was issued the proposed development scheme has been revised in order to maximise the efficiency of the facility ensuring that the heat output of the facility is fully utilised. The additional component will also treat an additional waste stream, waste water, and produce an output product that is beneficial in terms of its application to the land as an organic fertiliser.

2.1.3 The main implication of the additional component is that it will generate additional vehicle movements associated with the importation of an additional 45,000,000 litres (45,000 tonnes) per annum of waste water to the site. The waste water treatment component will be housed within an existing building and robust mitigation in the form of a biofilter and a chemical scrubber will be utilised in order to attenuate odour. Emissions to air from the waste water treatment component will be in the form of water vapour.

2.1.4 The original EIA Screening Opinion sets considered that an EIA was not required due to the following factors:

- The nature and sensitivity of the location at an existing waste site on the edge of an industrial estate
- The containment offered by the existing buildings
- The characteristics of the proposed development

2.1.5 The traffic generated by the additional waste water component is considered to be the greatest implication of the revised proposal. However, the additional 20 deliveries per day (40 movements) will be generated in the context of a site at an Industrial Estate which has good access links to the wider strategic highway network.

2.1.6 Further to the above, case law on the subject Catt v Brighton and Hove District Council identifies that it is reasonable to take into account existing conditions, proposed mitigation and environmental improvements at the site, which will address and reduce environmental risk. A robust set of mitigation measures will be adopted to reduce any potential environmental impact; particularly in terms of air quality, noise and surface water emissions.

2.1.7 On the basis of the above it is considered that the revised development proposal is unlikely to lead to Significant Environmental Effects. The development is therefore **NOT** considered to be EIA development.

3 DESCRIPTION OF DEVELOPMENT

3.1 Overview

3.1.1 The proposed Biomass Plant will replace the existing IVC facility and will treat wood waste by an advanced thermal treatment process to produce up to 1MWe of renewable electricity for export to the national grid. The heat produced as a by-product of the thermal treatment process, in the form of steam, will be utilised to clean accepted waste water.

3.2 Process Description

3.2.1 The facility will accept up to 30,000 tonnes of pre-shredded wood waste per annum into the Fuel Building where it will be stockpiled in preparation for use. Waste wood will be loaded into a feed trough which will store a rolling 2 day supply of material for use in the facility. The shredded wood once loaded into the trough will be transported out of the Fuel Building along a conveyor where it will pass under an over band magnet and an eddy current separator to remove ferrous and non-ferrous materials, respectively. The wood will then pass into a bubbling Thermal Treatment Plant.

3.2.2 Once in the boiler the wood is heated in a bed of molten sand heating water to produce steam. The steam is diverted through 2 x 500kWe screw expanders, turning the screws to produce renewable electricity for export to the grid.

3.2.3 The by-products of the heating process are ash and process gas. The ash will occur in two forms as bottom and fly ash. The heavier bottom ash fraction will be collected from the bottom of the Thermal Treatment Plant, once settled. Fly ash, which is the lighter air borne fraction, will be collected by a bag filter prior to entry into the emissions stack. The collected ash material will be transported offsite to an associated composting facility for use in the composting process.

3.2.4 Process gases will be monitored electronically to manage emission levels emitted to air via the stack to agreed rates and levels. Stack emissions will comprise Nitrogen Dioxide (NO2) and Particulate Matter (PM10). To ensure that the agreed emissions levels are met powders such as urea will be injected into the stack as required to clean the emitted gases.

3.2.5 Once the steam has passed through the screw expanders it will advance to the 4 x Evaporator units located in the Waste Water Treatment Building. The steam (heat) will be utilised by the Evaporator units to process the accepted waste water by evaporation. Waste water will be transported to the site via tanker and discharged into the 2 x 98000 litre storage tanks located along the Waste Water Treatment Building. It is anticipated that there will be up to 45,000,000 litres of waste water accepted per annum.

3.2.6 The evaporation process will separate the water element from the any contaminants leaving an organic sludge behind in the Evaporator unit. The amount of sludge produced will equate to approximately 1% of the input amount. Once collected, the sludge can be reutilised in the composting process as it will add valuable nutrients to the final compost product; the composting process will also remove the collected contaminants. The collected sludge will be transported offsite to an associated composting facility for further use. The water, in the form of vapour, will either be diverted to the condenser unit for conversion back to water or it will be

discharged directly from the Evaporator units via stack. Water vapour will only be discharged from the stack once it is deemed to be clean enough for emission. It will pass via a chemical scrubber prior to it being emitted to remove any malodourous content.

3.2.7 Both buildings will be held under negative pressure with the extracted air being ducted to a biofilter located in the south east corner of the site. A sprinkler system will be installed in the Fuel Building for fire prevention purposes.

3.3 Site Infrastructure

3.3.1 The following components will be installed on site:

Fuel Building (already constructed)

- Waste wood feed trough
- Conveyor belt
- Both of the above components will be installed in an extension to the Fuel Building measuring 5m in length by 20m wide by 5m tall

Outside on Yard

- Conveyor belt and associated stairs and access platform
- Thermal Treatment Plant, standing at 17.2m high at its highest point (tallest component on site)
- 2 x Powder Boxes (for control of stack emissions)
- 2 x Screw Expanders
- Equipment unit including bunded start up fuel store for Thermal Treatment Plant measuring 10m in length by 5m wide by 3m tall

Waste Water Treatment Building (already constructed)

- 4 x Evaporator Evaporator Units
- Condenser Unit
- Chemical Scrubber
- Facility office

Yard to south of Waste Water Treatment Building

- 2 x 98000 litre galvanised steel water storage tanks; 7.31m diameter by 3m tall
- 1 x 72000 litre galvanised steel water storage tanks; 5.5m diameter by 3m tall
- Concrete bunded area with 110% capacity of total water storage tank capacity
- Biofilter; 12m in length by 3m wide by 3m tall
- Ducting associated with biofilter running from buildings
- Fan inside rectangular housing, required to keep buildings under negative pressure.

3.4 Operating Hours

3.4.1 The boiler, screw expander and evaporators will operate 24 hours a day. However normal working activities and the deliveries of waste will take place between the following hours:

- 07.00 to 17.00 Monday to Friday
- 07.00 to 13.00 on Saturdays

- 08.00 to 13.00 on Sundays or Bank Holidays

3.5 Vehicle Generation

3.5.1 On the basis of handling 30,000 tonnes of input waste wood per year, it is estimated that the proposal will generate in region of 10 HGV deliveries of wood waste per day.

3.5.2 The waste water element will generate in the region of 20 HGV deliveries per day, based on an average 10 tonne tanker load.

3.5.3 There will be other HGV movements generated by the development, however these will be minimal. The removal of the sludge from the water treatment process and ash from the electricity generation process will be minimal. Where possible the material will be back loaded into delivery vehicles.

3.6 Waste Feedstock

3.6.1 Waste wood will be brought to the site pre-shredded in bulked loads. It is proposed to accept up to 30,000 tonnes per annum.

3.6.2 Waste water will be accepted by tanker. It is proposed to accept up to 45,000,000 litres per annum of water for treatment. The waste water is classified as low-level hazardous waste. This is because of the likely presence of stable organic compounds, heavy metals and hydrocarbons in the waste.

3.7 Employment

3.7.1 The facility will employ up to 10 members of staff once operational.

3.7.2 The construction phase will generate up to a 100 construction staff at any one time.

3.8 Construction

3.8.1 The construction phase of the development will be approximately 15 months in length. The individual components of the construction phase are likely to be along the following lines:

- Decommissioning of current In- Vessel Composting Facility - 2 months.
- Preparation of existing buildings for proposed plant – 1 month
- Site construction - 6 months.
- Commissioning of new facility - up to 6 months

4 PLANNING POLICY CONTEXT

4.1 Development Plan

Northamptonshire Minerals and Waste Local Plan (October 2014)

4.1.1 The Minerals and Waste Local Plan (MWLP) sets out the strategy, policies and locations for minerals and waste development in the county to 2031. The key policies of this documents are set out below.

Policy 11 – Northamptonshire's waste management capacity

4.1.2 Policy 11 states that *'The development of a sustainable waste management network to support growth and net self-sufficiency within Northamptonshire will involve the provision of facilities to meet the following indicative waste management capacity requirements during the plan period*:'

Hierarchy level	Management method	Indicative capacity requirement (million tonnes per annum)	
		2021	2031
Preparing for re-use and recycling	Recycling (non-inert)	0.26	0.28
	Composting and anaerobic digestion	0.17	0.19
	Inert recycling	0.74	0.74
	Hazardous recycling	0.02	0.02
Other recovery	Advanced treatment	0.86	0.92
	Hazardous treatment	0.01	0.01
	Inert fill or recovery	0.16	0.16

This provision will come from a mix of extensions to existing sites, intensification or re-development of existing sites and new sites, providing they all meet the spatial strategy for waste management and are assessed as meeting environmental, amenity and other requirements. Allocations that will contribute to meeting provision will be identified in the Locations for Waste Development DPD.

Policy 12 – Spatial strategy for waste management

4.1.3 This policy states that:

Northamptonshire's waste management network, particularly advanced treatment facilities with a sub-regional or wider catchment, will be focused within the central spine, and the sub-regional centre of Daventry.

In the rural hinterlands only facilities with a local or neighbourhood catchment providing for preliminary treatment, or that are incompatible with urban development, should be provided.

Where it is the latter they should deal with waste generated from identified urban areas and be appropriately located to serve those areas. Facilities in rural areas should, where possible, be associated with existing rural employment uses.

Policy 13 Development criteria for waste management facilities

4.1.4 Proposals for waste management facilities on non-allocated sites (including extensions to existing sites and extensions to allocated sites) must demonstrate that the development:

- *does not conflict with the spatial strategy for waste management,*
- *promotes the development of a sustainable waste network and facilitates delivery of Northamptonshire's waste management capacity requirements,*
- *clearly establishes a need for the facility identifying the intended functional role, intended catchment area for the waste to be managed, market base for any outputs, and where applicable the requirement for a specialist facility,*
- *is in general conformity with the principles of sustainability (particularly regarding the intended catchment area),*
- *facilitates the efficient collection and recovery of waste materials, and*
- *where intended for use by the local community, is readily and safely accessible to those it is intended to serve.*

4.1.5 Development should also, where appropriate, and particularly in the case of advanced treatment facilities:

- *ensure waste has undergone preliminary treatment prior to advanced treatment,*
- *integrate and co-locate waste management facilities together and with complementary activities,*
- *maximise the re-use of energy, heat and residues, and*
- *maximise the use of previously developed land (particularly existing and designated industrial land, and derelict, despoiled, or brownfield urban land) or redundant agriculture and forestry buildings (and their curtilages).*

Policy 22 - Addressing the impact of proposed minerals and waste development

Proposals for minerals and waste development must demonstrate that the following matters have been considered and addressed:

- *protecting Northamptonshire's natural resources and key environmental designations (including heritage assets),*
- *avoiding and / or minimising potentially adverse impacts to an acceptable level, specifically addressing air emissions (including dust), odour, bioaerosols, noise and vibration, slope stability, vermin and pests, birdstrike, litter, land use conflict and cumulative impact,*
- *impacts on flood risk as well as the flow and quantity of surface and groundwater,*
- *ensuring built development is of a design and layout that has regard to its visual appearance in the context of the defining characteristics of the local area,*
- *ensuring access is sustainable, safe and environmentally acceptable, and*
- *ensuring that local amenity is protected.*

Where applicable a site-specific management plan should be developed to ensure the implementation and maintenance of mitigation measures throughout construction, operation, decommissioning and restoration works.

Policy 23 Encouraging Sustainable Transport

Minerals and waste related development should seek to minimise transport movements and maximise the use of sustainable or alternative transport modes.

Where possible minerals and waste related development should be located, designed and operated to enable transport by rail, water, pipeline or conveyor.

Minerals and waste related development should be well placed to serve their intended markets or catchment area(s) in order to reduce transport distances and movements in order to support the development of sustainable communities that take responsibility for the waste that they produce and work towards self-sufficiency.

Proposals for new development or development that would result in a significant increase in transport movements should include a sustainable transport statement to demonstrate how the above has been taken into consideration.

Policy 24: Natural assets and resources

Minerals and waste development should seek to achieve a net gain in natural assets and resources, through:
・ protecting and enhancing international and national designated sites,
・ delivery of wider environmental benefits in the vicinity where development would adversely affect locally designated sites or other features of local interest,
・ protecting and enhancing green infrastructure and strategic biodiversity networks, in particular the River Nene and other sub-regional corridors, and
・ contributing towards Northamptonshire Biodiversity Action Plan targets for habitats and species.

Proposals for minerals and waste development will be required to undertake an assessment (where appropriate) in order to:
・ identify and determine the nature, extent and level of importance of the natural assets and resources, as well as any potential impacts, and
・ identify mitigation measures and / or requirement for compensation (where necessary) to avoid, reduce and manage potentially adverse impacts.

Policy 25: Landscape character

Minerals and waste development should seek to reflect Northamptonshire's landscape character. Development should mitigate potentially adverse impacts on the local character and distinctiveness of Northamptonshire's landscape where necessary during the development, operational life, restoration, aftercare and after-use. Opportunities for enhancement should be maximised through restoration, aftercare and after-use.

Proposals for minerals and waste development will be required to undertake a landscape impact assessment (where appropriate) based on the landscape character assessment in order to identify:
・ the presence of landscape values (including their nature, extent and level of importance) and determine any potential impacts,
・ any necessary measures to mitigate potentially adverse impacts, and
・ opportunities to protect and enhance particular features that create a specific aspect of local distinctiveness or character.

Policy 26: Historic environment

Where heritage assets are identified, proposals should seek to conserve and enhance Northamptonshire's historic environment through:
• careful management of heritage assets, their significance and setting, including the avoidance and / or mitigation of potentially adverse impacts, and
• enhancement of specific features of the historic environment, including individual heritage assets or historic landscapes, as part of the restoration scheme.

Proposals for minerals and waste development involving a site which includes heritage assets (including development within the setting of an asset), particularly those with an archaeological interest, will be required to undertake appropriate desk based and / or field evaluations in order to:
• identify and determine the nature, extent and level of the significance of each heritage asset, the contribution of its setting to that significance, as well as any potential impacts on the asset or its setting, and
• identify the requirement for a programme of post-permission works including any mitigation measures and long-term monitoring.

Policy 27: Layout and design quality

The layout and overall appearance of waste management facilities, and where appropriate minerals development, will be required to demonstrate that the development:
• supports local identity and relates well to neighbouring sites and buildings,
• is set in the context of the area in which it is to be sited in a manner that enhances the overall townscape, landscape or streetscape (as appropriate),
• utilises local building materials as appropriate,
• incorporates specific elements of visual interest, and
• builds-in safety and security.

Policy 33: Safeguarding minerals and waste related development from alternative uses

Existing sites and sites with either permission for or allocated for waste-related development or minerals processing use should be safeguarded from non-waste and non-minerals related development use unless alternative provision in the vicinity can be made, or if it can be clearly demonstrated that there is no longer a need for a waste management, or minerals processing facility, at that location.

Daventry District Council Local Plan 1997 (Saved Policies)

4.1.6 The relevant policies are:

- Policy GN1 – Guide to granting planning permission, which sets out the parameters that need to be taken into account.
- Policy GN2 – Criteria for granting planning permission: development will normally be granted provided the proposal will be in-keeping with the locality and does not detract from its amenities.
- Policy GN3 – Availability of services, infrastructure and amenities.
- Policy EM16 – Employment in the open countryside; exceptions to the restriction on employment are for development involving the reuse of buildings.
- Policy EN1 – Special Landscape Areas (now superseded by the Northamptonshire Landscape Character Assessment).

Daventry District Council Energy and Development Supplementary Planning Document (March, 2007)

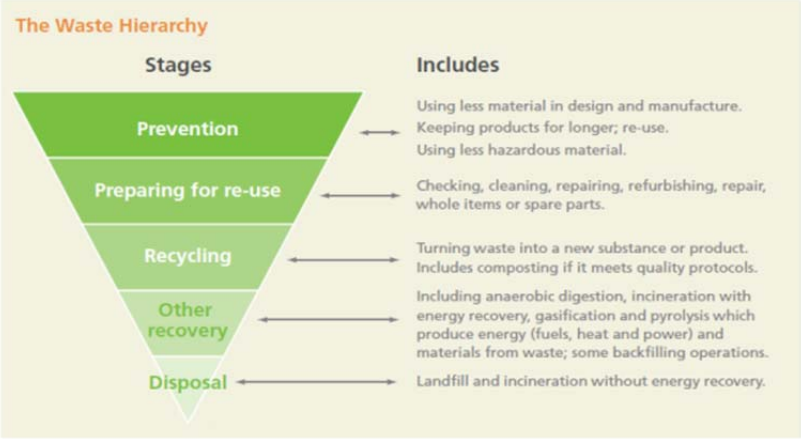
4.1.7 The SPD recognises that renewable energy provides an increasingly important fuel source. It provides the following:

- *Using wastes as fuel can have important environmental benefits. It can provide a safe and cost-effective disposal option for wastes that could otherwise present significant disposal problems.*

4.2 Other Relevant Documents

Waste Strategy for England 2007

4.2.1 The main objective of the 2007 Waste Strategy is to significantly reduce the amount of waste that is disposed at landfill. Fundamental to this objective is the concept of the waste hierarchy, where by operators are encouraged through policy, targets and levies to move up the waste hierarchy through more efficient and sustainable waste management.



Government Review of Waste Policy in England 2011

4.2.2 The Waste Review 2011 builds upon the waste hierarchy which was the core of the 2007 Waste Strategy for England. The key themes that are discussed within the review are;

- The need to focus on preventing waste as a priority, as a key component of broader resource efficiency;
- The importance of treating waste as a resource and embedding waste policies into a wider resource and material security policy;
- The need to remove barriers which prevent greater integration of household and business waste policy and service delivery;
- The importance of policies which continue to promote high levels of high quality recycling; and
- The need to continue to reduce the amount of waste going to landfill.

National Planning Policy Framework, March 2012

4.2.3 The National Planning Policy Framework was published on the 27th March 2012 and came into force immediately with respect to plan and decision making. The NPPF states at paragraph 5 of its introduction that it does not contain specific waste policies *'since national waste planning*

policy will be published alongside the National Waste Management Plan for England. However, paragraph 5 goes on to say that local authorities should have regard to the policies in the National Planning Policy Framework in preparing their waste plans.

4.2.1 The NPPF provides a presumption given in favour of development with sustainable credentials. Paragraph 14 of the NPPF states:

At the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. For decision-taking this means

- *Approving development proposals that accord with the development plan without delay and*
- *Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:*
  - *Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or*
  - *Specific policies in this Framework indicate development should be restricted.*

UK Bioenergy Strategy 2012

4.2.2 The bioenergy strategy was produced by the Government in 2012. It confirms that bioenergy has an important role to play if the UK is to meet its low carbon objectives by 2050. Excluding biomass from the energy mix would significantly increase the cost of decarbonising our energy system.

4.2.3 At paragraph 1.7 the document not that bioenergy can also offer wider opportunities. The diversity of types of biomass that can be used for energy purposes contributes to a diversified energy mix that improves energy security. Through the collection or growth of biomass feedstocks, bioenergy can boost agriculture, forestry and waste management sectors while the transportation and storage of these feedstocks can create new commercial opportunities across the economy…If waste is used as a feedstock for bioenergy, quantities of waste being sent to landfill can be reduced…

National Planning Policy Guidance (2014)

4.2.4 The National Planning Policy Framework was published on 27 March 2012. It sets out the Government's planning policies for England and how these are expected to be applied. It provides guidance in relation to the Environmental Impact Regulations 2011.

National Planning Policy for Waste (October 2014)

4.2.5 Paragraph 1 of the NPPW states that '*Positive planning plays a pivotal role in delivering this country's waste ambitions through:*

delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy…

4.2.6 Paragraph 5 provides guidance on suitable sites and areas:

- Waste planning authorities should assess the suitability of sites and/or areas for new or enhanced waste management facilities against each of the following criteria:
- The extent to which the site or area will support the other policies set out in this document;

- Physical and environmental constraints on development, including existing and proposed neighbouring land uses, and having regard to the factors in Appendix B to the appropriate level of detail needed to prepare the Local Plan;

4.2.7 Paragraph 7 is concerned with determining planning applications. It provides that:

- When determining waste planning applications, waste planning authorities should:
- Consider the likely impact on the local environment and on amenity against the criteria set out in Appendix B...
- Ensure that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.

5 ASSESSMENT OF PROPOSAL

5.1 Introduction

5.1.1 From an assessment of the Development Plan and other relevant documents, it is considered that the main issues in the assessment of this proposal relate to the following main issues:

- Spatial Strategy for Waste Management
- Development Criteria for Waste Management
- Catchment Areas
- Environmental and Local Amenity Considerations
- Need and Compliance with the Waste Hierarchy
- Compliance with Energy Policy
- Safeguarding of existing waste sites
- Design of the Facility

5.1.2 The following section considers the main planning issues in turn.

5.2 Spatial Strategy for Waste Management

5.2.1 Policy 12 of the NMWDF Core Strategy deals with the Spatial Strategy for Waste Management and requires waste management development, particularly advanced treatment facilities with a sub-regional or wider catchment, to be located within the central spine and the sub-regional centre of Daventry. Paragraph 5.103 of the NMWDF confirms that the proposal is defined as 'advanced treatment' (gasification). The proposal is located within the sub-regional centre of Daventry and is therefore fully compliant with Policy 12.

5.3 Development Criteria for Waste Management

5.3.1 Policy 13 requires that proposals for waste management facilities on non-allocated sites must demonstrate compliance with the following criteria.

- *does not conflict with the spatial strategy for waste management,*
- *promotes the development of a sustainable waste network and facilitates delivery of Northamptonshire's waste management capacity requirements,*
- *clearly establishes a need for the facility identifying the intended functional role, intended catchment area for the waste to be managed, market base for any outputs, and where applicable the requirement for a specialist facility,*
- *is in general conformity with the principles of sustainability (particularly regarding the intended catchment area),*
- *facilitates the efficient collection and recovery of waste materials, and*
- *where intended for use by the local community, is readily and safely accessible to those it is intended to serve.*

Development should also, where appropriate, and particularly in the case of advanced treatment facilities:

- *ensure waste has undergone preliminary treatment prior to advanced treatment,*
- *integrate and co-locate waste management facilities together and with complementary activities,*

- *maximise the re-use of energy, heat, and residues, and*
- *maximise the use of previously developed land (particularly existing and designated industrial land, and derelict, despoiled, or brownfield urban land), or redundant agriculture and forestry buildings (and their curtilages).*

5.3.2 Compliance with waste spatial strategy has been demonstrated in paragraph 5.2.1 above. The need for development (identifying the functional role), catchment area for the waste and general conformity with the principles of sustainability is set out below.

5.3.3 The later part of Policy 13 has particular regard to advanced treatment facilities. The proposal is compliant with the first bullet point as the wood waste arriving at the site will have been previously treated (shredded and sorted). The proposed biomass plant will replace the existing IVC facility which prevents any complementary or co-location opportunities. The applicant has designed the facility to ensure that the biomass plant maximises the re-use of energy, heat and residues. The heat will be utilised to clean imported waste water. The proposal will utilise a permitted and developed waste management facility situated on an existing industrial estate and is therefore compliant with the last bullet point.

5.3.4 The proposal has been assessed against the criteria set out in Policy 13 and has been found to be generally in accordance with the objectives.

5.4 Catchment Area

5.4.1 The principle of catchment areas is set out in the Core Strategy at page 60. Paragraph 5.107 states that 'proposals for waste development will need to specify the intended catchment'. Further policy guidance is provided in the Development and Implementation Principles Supplementary Planning Document (SPD) 2011.

5.4.2 The SPD notes that broad catchment areas have been identified within Northamptonshire and include national, regional, sub-regional, local, and neighbourhood. In this case, the proposal is considered to represent a 'sub-regional' catchment by falling broadly within the following category:

- *Waste to be managed on site originates from within Northamptonshire or an equivalent geographical area.*
- *May include a wide variety of waste types including MSW, CD&E and green waste.*
- *The facility supports the waste hierarchy and is not for the disposal of waste, unless this is the last available option.*

5.4.3 A catchment area for the proposed facility has been included within the planning application submission and is set out on drawing GPP/EW/BED/15/06 Catchment Area Plan. The area is broadly based on Northamptonshire although covers areas outside of the County. The site is located close to the county boundary, therefore cross-border flows will occur. The plan sets out that some cross border flows of waste cross-border flows for reasons of geographical convenience is expected.

5.4.4 An element of flexibility is requested with regards to the waste arising from outside the waste catchment area. Flexibility will allow waste to arrive on site in instances that it cannot be accepted at other sites processing similar waste streams. It is requested that a buffer of 15% of the total waste streams accepted at the site is allowed to be accepted from outside of the identified waste catchment area. This will give the operator the commercial flexibility to manage short term contracts on an ad hoc basis.

5.4.5 The proposed catchment area for the application proposal is considered to be broadly compliant with the MWDF in terms of its catchment area restrictions.

5.5 Safeguarding Existing Waste Facilities

5.5.1 Policy 33 states that existing waste facilities should be protected from 'non-waste' related development. The proposed development will maintain a waste use at the site through upgrading the site via the installation of technology that can treat greater quantities of waste, produce renewable electricity and has been designed to incorporate as far as is reasonably possible the best available and most environmentally sensitive technology to ensure that the operations are robustly controlled in terms of site operations and proposed emissions.

5.5.2 The development will therefore ensure that a waste use is maintained at the Application Site. There will not be an adverse impact on the strategic waste management network through the loss of a waste management facility in the central spine. The proposed development is compliant with policy 33.

5.6 Environmental and Local Amenity Considerations

5.6.1 The following planning policies of the Development Plan relates to the need to protect and enhance the environment and local amenity.

Northamptonshire Minerals and Waste Local Plan	
Policy 22	Meet environmental and amenity requirements
Policy 23	Minimise transport movements
Policy 24	Minimise environmental impacts; protect natural resources & designations
Development and Implementation Principles Supplementary Planning Document	
Supplementary Planning Guidance	Minimisation of development related waste. Incorporating waste design and neighbourhood facilities (with other development). Prevention of land use conflict between minerals or waste and incompatible development. Implementation of catchment areas for waste management facilities. Sensitive design of minerals and waste development incorporating sustainable development practices.
Daventry District Council Local Plan saved policies	
Policy GN2	In keeping with locality; doesn't detract from its amenities
Policy EN1	Special Landscape Area (now superceded by Northamptonshire Landscape Character Assessment)

5.6.2 Having regard to the development plan policies above and national planning policy guidance, it is considered that proposal is assessed in relation to the following main topics:

- Air Quality
- Noise and vibration
- Landscape and Visual Impact
- Traffic and Transportation
- The Water Environment and Flood Risk
- Historic Environment
- Nature Conservation

Air Quality, Odour and Dust

Air Quality

5.6.3 Policy 22 of the Waste Local Plan requires proposals for waste development to demonstrate that the potential impacts upon air quality (including dust and odour) will not be unacceptable. In this regard, an independent Air Quality Assessment has been undertaken by a specialist in his field. The full technical report can be found at Appendix 3 to this statement.

5.6.4 The Air Quality Assessment report was prepared using modelling software (ADMS Version 5), which is one of a range of models available for modelling the impact on local air quality of pollutant emissions to atmosphere. The ADMS model can be used to assess ambient pollutant concentrations arising from a wide variety of emissions sources associated with an industrial process.

5.6.5 The report identifies the potential main impacts from the proposed biomass plant. The main potential pollutants have been identified as NO_2 and PM_{10} concentrations.

5.6.6 In conclusion the report states:

> *'The significance of impacts on annual mean NO_2 and PM_{10} concentrations as a result of the development was predicted to be negligible at all receptor locations.*
>
> *It should be noted that predicted impacts were based on a worst-case assessment scenario of the combustor unit constantly emitting the maximum anticipated unmitigated level of pollutants. As such, predicted results are likely to significantly overestimate actual impacts.'*

Odour

5.6.7 The facility has been designed so that odour management technology has been incorporate into the scheme. These elements comprise a biofilter, chemical scrubber, and buildings being held under negative pressure. It is considered that the technology specified in the design of the scheme is best available and most appropriate odour mitigation technology for the type of plant proposed.

5.6.8 Further to the specification of available technology the waste streams accepted at the site will be different to the waste stream accepted currently. The wood waste accepted is not inherently odorous and the potentially odorous waste water system is treated in a fully contained system from delivery by enclosed tankers through to its final emissions either to air or surface water after cleaning.

5.6.9 As part of the planning application process modelling software (ADMS Version 5) was also used as part of an Odour Impact Assessment (Appendix 4) to identify the potential to cause impacts at sensitive receptors. The assessment utilised the results of previous odour monitoring at the site quantify emission rates for the existing process. Dispersion modelling along with existing information, results of research by the UK Water Industry Research (UKWIR) and the Environment Agency's guidelines on odour management in Horizontal Guidance Note H4 enabled the potential impact of the proposed development to be assessed against recognised benchmark levels.

5.6.10 In conclusion the report states:

> *'Predicted odour concentrations were below the selected benchmark range of 3.0 to 5.0ouE/m3 at all sensitive locations in the vicinity of the site for all modelling scenarios. Based on the assessment results, significant odour impacts are not predicted at any sensitive location as a result of the operation of the facility. As such, the potential for adverse odour impact in the vicinity of the site is considered to be low.*
>
> *The assessment results indicate maximum odour levels in close proximity to the facility, with concentrations reducing over a short distance. Odour concentrations greater than 5ouE/m3 pass over the site boundary. These exceedances are only predicted over non-sensitive areas in the vicinity of the site.*
>
> *Based on the assessment results, it is not anticipated that significant odour impacts occur at any sensitive location as a result of operation'*

5.6.11 An Odour Management Plan for the operation of the Facility has been prepared to ensure that the facility operates in a manner that does not cause an adverse odour impact. The Plan is attached in Appendix 5.

5.6.12 The overall conclusion from detailed modelling of emissions from the proposed biomass plant is that the potential impact on local air quality is likely to be low and unlikely to pose a significant threat to the health of local residents or people working nearby. The proposal will not therefore conflict with Policy 22 of the Waste Local Plan.

Dust

5.6.13 The nature of the operations means that the potential for fugitive dust emissions are minimal. A Dust Management Plan has been prepared, attached in Appendix 6, and sets out strict management procedures to control potential dust generation during both the construction and operational phase of the development.

Noise & Vibration

5.6.14 Policy 22 of the Waste Local Plan seeks to avoid and minimise unacceptable impact on the local environment and residential amenity by virtue of (inter alia) noise disturbance. Similarly, paragraph 109 of the NPPF states that

> *The planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.*

5.6.15 Accordingly, an independent Noise Assessment has been carried out by Hoare Lee Ltd to consider the potential noise impacts of the proposal. The technical report can be found at Appendix 7 to this statement.

5.6.16 For daytime and evening periods, the Noise Assessment considers that the application of BS4142:1997 is considered to be appropriate to ensure that there is no likelihood of complaint arising from the operation of the development.

5.6.17 The Noise Assessment has identified that the potential noise impact from the proposed new installations will be limited to noise emissions from items of external fixed plant and from the new Evaporator units to be installed within the Waste Water Treatment Building.

5.6.18 The cumulative plant noise level and the lowest daytime LA90 value measured during the survey have been used to assess plant noise impact in accordance with BS 4142:2014. For night time operation the calculated cumulative sound level at the nearest residential property to the west of the site is LAeq 32dB.

5.6.19 In conclusion the report states that:

> *'Assessment in accordance with BS 4142 indicates that Rating Levels for plant noise would be expected to fall into the category of 'low impact' when compared against the daytime and night time background levels at the nearest dwelling.*
>
> *The calculated sound levels at the nearest dwelling are within BS 8233 recommended criteria for dwellings with windows open and also within BS 8233 criteria for gardens.*
>
> *The calculated BS 4142 Rating Level for the new plant installations complies with the planning consent requirement to achieve a cumulative Rating Level of LAeq 35dB at the nearest dwelling.*

5.6.20 The proposal is unlikely to give rise to unacceptable levels of noise on local amenity. The proposal is unlikely to conflict with Policy 22 of the Waste Local Plan or the NPPF.

Landscape and Visual Impact

5.6.21 Policy 25 of the Waste Local Plan relates to protecting Northamptonshire's landscape character. It states that proposals for waste development will be required to undertake a landscape impact assessment (where appropriate) based on the landscape character assessment. In this case, a full landscape impact assessment is not considered necessary in light of the industrialised location of the proposal, the existing permitted IVC development and the insignificant size of the proposed structures and buildings. Notwithstanding this, a broad assessment of the potential for adverse land and visual impacts is set out below.

5.6.22 The site is situated within the Daventry town area, and as such is not defined as a particular area of landscape within the Northamptonshire Landscape Character Assessment. The site adjoins an area of countryside characterised by rolling hills, farmland, and scattered agricultural related built development, hedgerows with trees, and occasional leisure and commercial developments. To the west, the site is screened by a row of mature poplar trees running north south, 5m to the west of the site boundary. The trees are approximately 20m tall along the western boundary.

5.6.23 The site contains 2 large existing industrial buildings (approximately 9-10 metres in height), 10 In-Vessel Composting structures, an office block and storage shed. The proposed biomass plant (including a flue stack) will be constructed between the existing buildings and will be approximately 17.2 metres in height. The IVC structures will be removed from the site and replaced with the biomass plant.

5.6.24 Views of the existing site are available from the adjoining footpath, but are in the context of an already developed site, against the background of the Ford premises to the east of the site. Having regard to the existing buildings and structures on the site, and the backdrop of the large scale industrial use at Ford, the proposal is not likely to give rise to significant landscape effects or significant visual impacts. The proposed development in the context of the Ford building is shown on drawings Elevations -1534-EV-006C, Elevations -1534-EV-014B, Elevations -1534-EV-015C, Elevations -1534-EV-016B. It conclusion, the proposal will not conflict with Policy 25 of the Waste Local Plan.

Traffic & Transportation

5.6.25 Policy 23 of the Waste Local Plan relates 'Encouraging Sustainable Transport' and requires waste related development to minimise transport movements and maximise the use of sustainable or alternative transport modes. It requires waste related development to be well placed to serve their intended markets or catchment area(s) in order to reduce transport distances and movements in order to support the development of sustainable communities that take responsibility for the waste that they produce and work towards self-sufficiency.

5.6.26 Access to the site will be gained via the existing permitted access from Brown's Road, which does not give rise to highways safety concerns.

5.6.27 The proposed traffic movements are estimated to be an average of approximately 20 HGV's per day (10 in and 10 out) for the wood waste element. In addition, there will be approximately 40 HGV vehicle movements (20 in and 20 out) associated with the waste water component of the facility. The development will generate a higher total daily average HGV movement figure than currently. However due to the seasonality of the current operations the site can generate in the region of 80 HGV movements per day during peak season. On this basis, it is considered that the transport impacts of the proposed development are similar to those currently generated by the composting operations at the site.

5.6.28 The traffic effects of the proposal are therefore unlikely to give rise to significant effects on the local highway network or compromise highway safety. The proposal is therefore compliant with Policy 23 of the Waste Local Plan.

Water Environment & Flood Risk

Flood Risk

5.6.29 Policy 22 of the Waste Local Plan seeks to avoid and minimise unacceptable impacts as a result of flood risk as well as the flow and quantity of surface and groundwater.

5.6.30 The site is not at risk of flooding, as it is on high ground well clear of any flood plain. A Flood Risk Assessment that complies with the requirements of NPPF was submitted with the IVC planning application in 2009. The development of this site did not give rise to concern for the Environment Agency. Increased flood risk issues from the proposed development are therefore

unlikely to be significant.

Surface and groundwater protection

5.6.31 The site is not within a groundwater protection zone. All contaminated water from within the process areas will be collected in a storage tank, re-used in the process, cleaned and evaporated to air or discharged to surface water. All run-offs from the building will be directed to tanks, and overflow directed to surface water drains, which is fitted with an interceptor.

5.6.32 The existing buildings have been constructed with measures to prevent water escaping. Water will drain to an underground, sealed tank, which will collect any water from the waste deposited inside the waste reception building. This water can be recirculated and processed by the waste water treatment operations if required.

5.6.33 It is concluded that no significant effects upon the water environment or increased flood risk are likely to arise. The proposal is therefore complaint with Policy 22 of the Waste Local Plan.

Historic Environment

5.6.34 Policy 26 of the Waste Local Plan seeks to protect heritage assets and important archaeological features. From a desk based review, the application site does not contain or is within the setting of important heritage assets. It is also not part of a wider historic landscape. The site is a developed waste management facility and no adverse impacts upon buried archaeological features will therefore be affected by the proposal. No unacceptable impacts upon the historic environment will therefore arise in accordance with Policy 26 of the Waste Local Plan.

Features of Nature Conservation Interest

5.6.35 Policy 24 of the Waste Local Plan deals with natural resources. It seeks to achieve a net gain in natural assets and resources, through:

- protecting and enhancing international and national designated sites,
- delivery of wider environmental benefits in the vicinity where development would adversely affect locally designated sites or other features of local interest,
- protecting and enhancing green infrastructure and strategic biodiversity networks, in particular the River Nene and other sub-regional corridors, and contributing towards Northamptonshire Biodiversity Action Plan targets for habitats and species.

5.6.36 The application site is industrialised in nature and has been used as an IVC facility over the last few year's means that the level of ecological and conservation interest is minimal. The application site does not therefore contain important features of nature conservation interest. There are no known badger setts or habitats likely to contain other protected species.

5.6.37 Question 23 of the supporting planning application form requires that where trees that are located adjacent to the site and are considered to either influence the development or might be important as part of the local landscape character then potential effects upon them should be assessed.

5.6.38 There are mature poplar and deciduous trees on land adjacent to the western boundary of the site. There trees provide a significant amount of screening of the Application Site. The trees are separated from the Application Site by an existing wooden fence which is to be retained in its current form. There will be no works carried out in proximity to the trees as the will be no significant ground works during the construction period and the majority of the works will be

undertaken on the eastern side of the yard. On this basis it is considered that there will not be an impact upon the the identified trees.

5.6.39 Significant effects upon nature conservation are therefore unlikely to arise in compliance with Policy 24 of the Waste Local Plan.

5.7 Need and Compliance with the Waste Hierarchy

5.7.1 Paragraph 98 of the NPPF states that

when determining planning applications, local planning authorities should (inter alia) not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also to recognise that even small-scale projects provide a valuable contribution to cutting down greenhouse gas emissions.

5.7.2 Notwithstanding this position, it is helpful in the planning balance to understand the compelling case for developing gasification facilities across the UK supported by both European regulations and UK legislation together with Government guidance. The key documentation being:

- Landfill Diversion Driver
- National Strategy and the Waste Hierarchy
- Northamptonshire Local Plan
- Energy Requirements

Landfill Diversion Driver

5.7.3 One of the main objectives of the European Landfill Directive is to reduce reliance of the disposal of waste to landfill. Instead, the waste should be recovered, re-used or recycled.

National Waste Strategy and the Waste Hierarchy

5.7.4 At the core of the Government's waste strategy is the objective of moving waste up the hierarchy. The Waste Review 2011 builds upon the waste hierarchy and aims to create a 'zero waste economy' where the amount of waste being sent to landfill is reduced through reuse, recycling or energy from waste facilities and material resources are only disposed of as a last resort. This objective will be carried forward on the forthcoming National Waste Management Plan.

5.7.5 Not only is maximising landfill diversion the main thrust of national policy, there is also a legal obligation on waste planning authorities to maximise landfill diversion through the Waste Framework Directive and the Waste (England and Wales) Regulations 2011 (which transpose this into UK law) which contains a clear obligation to apply the waste hierarchy as a priority order.

5.7.6 NWMP confirms that the Government is committed to the delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy

5.7.7 The proposal will process up to 32,500 tonnes of wood waste per annum, where a proportion of which may otherwise be sent to landfill. The proposals contribution towards meeting the

Government's commitment to maximising landfill diversion and creating renewable energy is considered to be a matter that should be afforded significant weight in the planning balance.

5.7.8 Waste wood is classed as a residual waste and its use within the REGF as a CHP-R facility represents BAT and BPEO.

Energy Issues

5.7.9 The Renewable Directive (2009/28/EC) and Government energy policies establish a common framework for the use of energy from renewable sources in order to limit greenhouse gas emissions and to promote cleaner transport.

Waste Water

5.7.10 The development will divert waste water from processing at existing sewage treatment works therefore reducing pressure upon the already stretched waste water infrastructure network.

5.7.11 The separation of the waste water from the organic element through the cleaning process will allow the organic element to be diverted for use at alternative composting facilities. Whilst there will only be a relatively small amount of organic material produced at the site its use in the composting process will be beneficial due to the nutrient levels in the material.

5.7.12 The extraction of the sludge material from the waste water has benefits in that it makes the contaminated element of the waste water available for remediation in the composting process. The contaminants are broken down by the bio-organisms that are present naturally in the compost thus providing a sustainable method of treating contaminated waste.

5.7.13 The main alternative method of dealing with the waste water is to send it to a sewage treatment works for processing. The organic matter or offtake from the sewage treatment works is not able to be spread on arable land due to its chemical makeup. The extraction of the organic material via the proposed system and its subsequent mixing with compost enables its positive use as a bio-fertiliser that can be used to increase crop yields on arable land. Further to this the process removes a large proportion of the odour content form the material. When spread on land it has very limited fugitive odour potential.

Conclusions

5.7.14 The NPPF clearly states that local planning authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy. Nevertheless, the identified support for renewable energy schemes like gasification can make a significant contribution to minimising greenhouse gases and meeting climate change objectives.

5.7.15 There is an urgent requirement to meet targets for diverting biodegradable material from landfill. The proposal will represent a significant benefit in this regard diverting up to 32,500 tonnes of wood waste and creating renewable and low carbon energy.

5.7.16 In the light of the above it is concluded that there is a clear and compelling need for the proposal in diverting waste from landfill, reducing greenhouse gas emissions, and contributing to the generation of renewable energy targets.

5.8 Compliance with Energy Policy

Energy Production from Renewable/Low Carbon Sources

5.8.1 Moving towards a low carbon economy and achieving energy security are key objectives of Government policy. A significant increase in the UK's renewable energy capacity is a fundamental part of meeting this objective.

5.8.2 The Climate Change Act 2008 provides that the UK should reduce greenhouse gas emissions by 34% by 2020, and at least 80% by 2050. The Renewables Directive 2009 identifies that the UK has a legally binding target to produce 15% of its total energy consumption from renewable sources by 2020. When last measured in 2009, only 3% of the UK's overall energy consumption was met from renewable sources.

5.8.3 The proposed biomass plant will generate up to 1MW of renewable/low carbon energy from export to the local grid.

5.8.4 It is considered that significant weight should be attached to the demonstrable need for renewable/low carbon electricity generation.

5.9 Design of the Facility

5.9.1 Policy 27 of the Waste Local Plan deals with 'Layout and Design' and states that, where appropriate, waste development will be required to demonstrate that it

- supports local identity and relates well to neighbouring sites and buildings,
- is set in the context of the area in which it is to be sited in a manner that enhances the overall townscape, landscape or streetscape (as appropriate),
- utilises local building materials as appropriate,
- incorporates specific elements of visual interest, and
- builds-in safety and security

5.9.2 The proposal has been sensitively designed within the context of the site and buildings/structures. The biomass plant will be situated where the existing IVC structures are sited between the two existing large industrial buildings on the site (maturation hall and feedstock hall). The stack associated with the biomass plant will be no higher than 17.2 metres and will not be a significantly prominent feature in the landscape.

5.9.3 Careful consideration of the design and layout of the proposal has therefore been addressed in compliance with Policy 27 of the Waste Local Plan.

6 CONCLUSION

6.1.1 The development is for a facility that will produce renewable heat and energy for export to the national grid and for processing of other waste streams by the facility, respectively. The proposed changes to the existing facility will enable a larger total amount of waste to be treated at the site than current arrangements.

6.1.2 The proposed development has been assessed against the requirements of the Development Plan. It has been found that to be compliant on the following basis:

- The development fits with the strategic objectives of Spatial Strategy for Waste Management as it is located within the identified central spine.
- It has been shown that the development complies with the various development criteria for Waste Management facilities on non-allocated sites.
- A suitable sub-regional catchment area has been identified in line with the expectations of the Minerals and Waste Local Plan.
- The facility has been designed so that it does not have an adverse impact in environmental and local amenity terms. Environmental control will be ensured through the installation of purpose designed technology to militate against potential fugitive odour, air quality and noise emissions combined with the implementation of robust management plans.
- The waste hierarchy requires that waste is diverted away from disposal at land fill and is driven up the waste hierarchy. The proposed facility achieves this through diverting wood waste away from landfill. The treatment of waste water is beneficial in that it relieves pressure on the existing waste water treatment network and also enables the extraction of the organic element of the waste water for remediation and beneficial use in the composting process.
- The proposed biomass plant will generate up to 1MW of renewable/low carbon energy from export to the local grid Design of the Facility. The addition of the waste water component of the facility also maximises the use of the renewable heat generated by the biomass plant for a beneficial purpose. It is considered that the development is complaint with the carbon reduction and climate change objectives set out by the NPPF and National Energy Policy.
- The design of the facility is sympathetic to its surroundings. Careful consideration of the design and layout of the proposal has therefore been addressed in compliance with Policy 27 of the Waste Local Plan

6.1.3 In conclusion, it has been demonstrated that the proposed development is compliant with the relevant strategic national and local planning policies relating to waste management and renewable energy. There scheme has been designed so that there will be no detrimental impact on the environment as a result of the development. Therefore there will be no material harm generated through the implementation and operation of the facility.

APPENDIX 1: Validation Checklist

National Requirements

Hard Copy of Documentation
Submission via Planning Portal

Planning Fee

Application Form
Attached

Ownership Certificate
Attached with Planning Form

Agricultural Holdings Certificate
Not Applicable

Site Location Plan (Scale 1:1250 or 1:2500) with the application site outlined in red and any other land owned by the applicant outlined in blue
GPP/EW/BRD/15/01

Other Plans, Drawings, Documents and Information
List of drawing set out in section 1.1.2 of Planning Statement

Planning Statement
E002-10 Planning Statement

Design and Access Statement
Not required for waste development

Validation Checklist
Appendix 1 of Planning Statement

Local Requirements

Air Quality Statement
Attached at Appendix 3 of Planning Statement

Biodiversity Survey and Report
Not required due to nature and location of Application site

Daylight/Sunlight Assessment
n/a

Economic Statement
n/a

Environmental Statement (if required)
n/a

Flood Risk Assessment
n/a

Foul Sewage Assessment
n/a

Green Belt Statement
n/a

Land Contamination Assessment
n/a

Landscape Statement
Landscape Assessment set out in section 5.5 of Planning Statement

Lighting Assessment
n/a

Noise Impact Assessment
Attached at appendix 5 of Planning Statement

Non-mains Foul Disposal
n/a

Open Space Assessment
n/a

Photographs and Photomontages
Drawing GPP/EW/BED/15/08

Planning Statement
Included

Restoration Plan
n/a

Section 73 Applications
n/a

Slope Stability Report
n/a

Statement of Community Involvement
n/a

Structural Survey
n/a

Sustainability Statement
n/a

Transport Assessment
Transport addressed in section 5.5 of Planning Statement

Travel Plan
n/a

Tree / Hedgerow Survey
n/a

Utilities Statement
n/a

Waste Management Plan
n/a

Working Plans
n/a

Ventilation / Extraction Statement
n/a

APPENDIX 2: EIA Screening Opinion

APPENDIX 3: Air Quality Impact Assessment

APPENDIX 4: Odour Impact Assessment

APPENDIX 5: Odour Management Plan

APPENDIX 6: Dust Management Plan

APPENDIX 7: Noise Assessment